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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 25/09/2024 9:29:08 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

25/09/2024

MS Tania Mullis  
9 - 9 Yarrabee PL  
BILGOLA PLATEAU NSW 2107  
[REDACTED]

**RE: DA2024/0303 - 337 Lower Plateau Road BILGOLA PLATEAU NSW 2107**

Subject: Objection to the Development Application for 337 Lower Plateau Road, Bilgola Plateau, NSW 2107

To: Northern Beaches Council

I am writing to strongly oppose the proposed development application at 337 Lower Plateau Road, Bilgola Plateau, NSW 2107. As the owner of a neighbouring property at 9 Yarrabee Place, which directly borders this site, I have several concerns regarding the impact of this development on our community and environment.

**1. Environmental Impact and Biodiversity:**

The area surrounding 337 Lower Plateau Road is rich in native vegetation and wildlife habitats, which are at risk due to the proposed development. The removal of trees, particularly canopy trees, and the disturbance of natural habitats will result in a loss of biodiversity, impacting the ecological balance. The Pittwater Local Environmental Plan (PLEP) 2014 emphasises the importance of preserving such environments, and this development threatens to contravene these objectives by causing irreversible damage to local flora and fauna.

**2. Geotechnical Hazards and Landslip Risk:**

The site in question is located in a geotechnical hazard zone prone to landslips. Any significant construction or excavation work, as proposed in this development, will likely increase the risk of landslides, putting not only the development site but also neighbouring properties, including mine, at serious risk. The long-term stability of the land must be prioritised, and the increased risk posed by the development is unacceptable.

**3. Inadequate Traffic and Parking Solutions:**

The development will exacerbate traffic congestion on Lower Plateau Road, which is a narrow and residential street. The increase in vehicular traffic from additional dwellings, combined with the limited parking provisions, will create safety hazards for pedestrians and residents. The application does not adequately address how the development will manage increased vehicle flow, particularly during construction, which will further disrupt the local road network.

**4. Visual Amenity and Character of the Area:**

The proposed development at 337 Lower Plateau Road is out of character with the low-density, tranquil residential nature of Bilgola Plateau. The scale and bulk of the new buildings will significantly alter the visual amenity of the area, impacting privacy for nearby properties,

including mine at 9 Yarrabee Place. The development will result in overshadowing, overlooking, and a reduction in the natural scenic beauty of the neighbourhood, which will affect the enjoyment of our property and the surrounding area.

#### 5. Stormwater and Flooding Concerns:

The stormwater management plan associated with this development is inadequate and does not address the potential for increased surface runoff, which could lead to flooding on neighbouring properties. The natural topography and watercourses in the area are sensitive, and any additional development will likely exacerbate stormwater drainage issues, increasing the risk of erosion and damage to local infrastructure.

#### 6. Noise and Disruption During and After Construction:

The construction phase of this development will bring significant noise, dust, and disruption to the neighbourhood, negatively impacting the peaceful environment. Furthermore, the post-construction increase in residential density will permanently raise noise levels in the area, reducing the quality of life for existing residents, including those of us at Yarrabee Place who value the quiet, natural setting.

#### Conclusion:

Given the significant environmental risks, geotechnical hazards, traffic and parking concerns, and the negative impact on the visual and acoustic amenity of the area, I respectfully urge Northern Beaches Council to reject this development application. The proposed subdivision is incompatible with the existing character of the neighbourhood and will have detrimental effects on both the environment and the surrounding community. Although the proposed development site is large in comparison to its surrounding neighbours, I strongly feel that at the time of dividing blocks into residential properties this was done for the main reason that the block was unsuitable to be divided further and more houses built upon it. Being a battleaxe block, which are considered notoriously difficult building sites by the builders anyway, removal of so many trees, on a steep, landslip area is a recipe for disaster and the environmental impacts will be irreversible.

Thank you for considering this objection. I trust that the council will thoroughly review the concerns raised and act in the best interest of the community.

Sincerely,

Tania Mullis

9 Yarrabee Place, Bilgola Plateau, NSW 2107

