
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

29/05/2023

MR Robert Stewart
316 Lower Plateau Road ST
Bilgola Plateau NSW 2107
[REDACTED]

RE: DA2023/0511 - 337 Lower Plateau Road BILGOLA PLATEAU NSW 2107

I would like to state my objection to the scale, subdivision and the potential intended development of the site.

1. The site is subject to land slip and is a part of the Council's biodiversity map.
2. The removal of 26 trees on the site (including an Angophora) would be inconsistent with Council's desire to retain the character of the area. Having personally gone through the experience of having a large tree removed for safety reasons, approval was not given readily and it would be inconsistent to grant approval for the removal of so many mature trees. In addition the vegetation forms part of the view and enjoyment of the residents that look directly and indirectly upon the site.
3. There is no parking permitted on the street and this can be difficult for owners and residents to obtain in the nearby streets. Three potential dwellings with additional vehicles puts added demand for parking on the street. I personally have to park 150m down the road because of this restriction and an inability to park on my immediate verge.
4. While this proposed sub-division does not include a development proposal, this is no doubt this is the long-term intent. Such a development will greatly impede the view of local residents that look directly upon the site.
5. Development and construction invariably encroaches on vegetation that may earmarked for preservation / retention. How will Council monitor and enforce any graded development application? What is the remedy to ensuring adherence to the approval?
6. The storm water drain / creek that adjoins the site may be prone to erosion due to the removal of trees and vegetation.

Finally, should Council approve this development, I would question how Council will enforce adherence to any approval and what rectifications and costs can be applied should there be non-compliance.