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To: DA Submission Mailbox
Subject: Online Submission

28/05/2023

MR Merv Shearman
302 Lower Plateau RD
Bilgola Plateau NSW 2017
[REDACTED]

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

This subdivision is Stage 1 and a precursor of a development of the resultant lots by the erection of three dwellinghouses of indeterminate size and height which will have a deleterious effect on the amenity and environmental quality of this heavily vegetated part of Bilgola Plateau. If I am correct, it may be that none of these houses will require individual planning consent, meaning that at this stage there will be no definition of the full impact of the proposal on adjoining owners.

I live on the opposite side of Lower Plateau Road at No.302 and would possibly not be directly impacted visually, but my concern is how this subdivision will affect the two branches of the creek which provide natural drainage of the catchment of this part of the Plateau. The smaller branch of the creek starts at the south eastern boundary of my property where it emerges from an underground stormwater pipe, draining from Loblay Crescent. It continues as a creek over a waterfall within my property to the lower reaches where it passes under Lower Plateau Road by a culvert and then emerges as a natural vegetated creek between Nos. 331 and 333 before traversing the lot being subdivided and linking there with the other branch of the natural creek.

I note that both arms of the creek are designated as low-risk to high-risk precincts in the Council's flood hazard map. I can attest to the huge volume of water which comes down the lesser arm of the creek alongside my house during heavy downpours. It not only picks up the drainage via the culvert pipe from Loblay Place but also surface flows into the creek from surrounding properties, when the land becomes oversaturated during periods of heavy rain over several days. I already have some fears that one day this may result in overflows from the creek within my property.

It is inconceivable to me that these two branches of the creek could be built over and confined to underground concrete pipes to permit housing development on these three proposed lots. Engineeringly, everything is possible, but the environmental effect would be disastrous, resulting not only in a loss of the natural creek features, but also a complete destruction of the whole of the existing vegetation on the site. Tree removal on the Plateau is a constant. I call the area between my house and Pittwater - "Chainsaw Valley"- with the constant whining of machinery cutting down trees, many deemed as "dangerous" but more likely intended to improve water views.

The deleterious effect of the proposed development on the amenity of adjoining properties, the loss of vegetation and habitat, and the destruction of the natural creek areas cannot be underestimated. This subdivision cannot be considered separately from what is likely to follow

at the development stage.

My final comment is this. Why does this subdivision require the concurrent destruction of so many trees and all other vegetation on the site. A subdivision is, after all, just a series of lines on a map.

As I indicated above, I am not sure whether the building of houses requires planning consent. If they do, then that is the time to consider whether trees should be removed or not and whether many could be retained to preserve some amenity and comfort for those directly impacted.