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To: DA Submission Mailbox
Subject: Online Submission

28/05/2023

MR Merv Shearman
302 Lower Plateau RD
Bilgola Plateau NSW 2107
[REDACTED]

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

Further to my earlier submission, regardless of the decision on the subdivision itself (merely lines on a map), no approval should be given at this stage for the destruction of any trees on the site. This is not necessary for the purpose of subdivision.

1. There is no indication of which trees are proposed to be removed.
2. Has each of the 93 trees to be removed been properly identified and has removal of each been shown to be necessary for the purpose of the subdivision? Why would the act of subdivision require the removal of any trees?
3. Will all the existing vegetation on the site be destroyed?
4. Has consideration been given to retaining trees and other vegetation, particularly along the boundaries of the individual sites, and within areas not able or permissible to be built on e.g. building lines, boundary setbacks, creek protection measures, and flood mitigation? There is a need to protect the environment and the amenity and privacy of adjoining neighbours as far as possible, as well as protecting the natural creeks through the area.
5. Approval of any application for the removal of trees and other vegetation at this stage would be premature. This should await the definition of the permissible footprint of any buildings planned for the three sites.
6. Development of any of the three proposed lots may not take place immediately, and could lie vacant for many years because of constraints on the usable areas of each of them, their saleability and the intentions of potential buyers. The environmental quality and amenity of the trees and existing vegetation can be maintained and retained for the benefit of adjoining owners until the such time as development, if any, takes place.
7. The appropriate time to consider the removal of trees and vegetation would be to await development and building approval having regard to the siting of buildings, the amount of site coverage, hard areas, site drainage, protection of the natural creek areas and the protection and enhancement of the environment.