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04/05/2024

MR MERVYN SHEARMAN
302 Lower Plateau RD
Bilgola Plateau NSW 2107
[REDACTED]

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

This is an opportunistic development application designed to maximize the value of the site for future sale and development. Three lots are necessary to make the subdivision viable economically at the expense of the environmental quality of this heavily vegetated site. It is important as the site of the confluence of two subsidiary creeks. Although the significance of the southern arm has been downplayed in the application, it is nevertheless a significant natural feature. It starts as a "natural" creek as it emerges from the stormwater drain at the end of Loblay Crescent passing through my property as a series of straight sections, natural waterfalls and is heavily vegetated passing under Lower Plateau Road where it continues in a natural state through the property opposite before continuing on through the site in question. Walkers on Lower Plateau Road often pause to view the creek, its vegetation and its surroundings and comment on its natural qualities in a developed urban area.

The third southern lot in the subdivision largely ignores the quality and naturalness of the area and will allow development that will adversely affect the environment for adjoining properties. The bunching together of three potential buildings with attendant driveways, hard surfaces, turning areas and creek crossings is out of character with the dispersed location of buildings on the adjoining lots.

The very fact that a complicated entry system for vehicles entering and leaving the site from Lower Plateau Road is necessary, requiring an increase in the areas of hard surfaces, driveways, bridges and turning areas is evidence of this. Of particular significance is the driveway along the south eastern boundary which will mean the destruction of existing vegetation cover and loss of amenity to adjoining properties.

It is unclear why the application includes the destruction of 93 trees BEFORE development of the three potential lots take place. There is no guarantee that any of the lots will provide a desirable and convenient location for the construction of new dwellings - and therefore market appeal - meaning that removal of trees would be premature, other than to allow physical works connected with the actual subdivision to take place.

This application needs to be examined with extreme caution. It is excessive, opportunistic, devoid of any redeeming qualities and detrimental to the character and environment of this sensitive part of Bilgola Plateau.