
From: Pittwater Natural Heritage Association
Sent: 16/11/2025 4:47:59 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Submission on DA 2025/1570
Attachments: PNHA submission on 290 Lower Plateau Rd Bilgola Plateau.pdf;

Attention Anne-Marie Young

Dear Ms Young

Please accept the attached submission on the development application for 290 Lower Plateau Road, Bilgola Plateau. (DA 2025/1570)

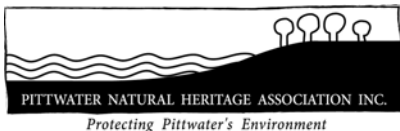
Yours sincerely

David Palmer

Secretary

Pittwater Natural Heritage Association

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Submission on 290 Lower Plateau Rd Bilgola Plateau (DA2025/1570)

Pittwater Natural Heritage Association would like to register its opposition to the development application for 290 Lower Plateau Rd Bilgola Plateau.

Whilst we acknowledge that as the land is zoned C4 Environmental Living, some form of building is permitted to take place, we believe that the proposed dwelling has an excessive environmental impact and should be redesigned to be sufficiently sympathetic to its bushland environment.

We believe that the following points need to be addressed:

More protection for existing trees on the lot

The design of the house should be low impact and sensitive to the bushland character of the lot. Removal of 24 mature trees seems too many and we believe that this could be lessened with more sensitive design. Also, the proximity of the dwelling to the side boundaries of the lot and the extent of excavation involved will adversely impact the root zones of remaining trees. This should be investigated and avoidance measures taken.

More protection for native fauna habitat

It is not clear whether there are threatened species present on the site, but given its natural bushland state and its proximity to Newport Heights/ Lower Plateau Reserve, this is likely. Measures should be taken to identify and protect all native fauna and flora on the site and their habitat, including tree hollows.

Protection of rock outcrops on the site

One feature of the geology of the Northern Beaches is its sandstone rock outcrops. These are important for maintaining biodiversity as they can support a wide range of plant and animal species. Measures should be taken to protect any rock outcrops on the site.

Objectives of C4 Zone

As this land is within a C4 Environmental Living zone, the dwelling should be designed to achieve the objectives of the zone, including providing low impact residential development in areas with special ecological, scientific or aesthetic values. We don't believe that, as it stands, this DA meets the objectives of the zone, so we request that it be refused.

David Palmer
Secretary
Pittwater Natural Heritage Association
17 November 2025