
From: Simon Wild
Sent: 23/11/2025 1:21:40 PM
To: Council Northernbeaches Mailbox
Subject: Submission opposing DA 290 Lower Plateau Rd

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Dear Sir/Madam -

Thank you for the opportunity to make a submission regarding DA 2025/1570 for 290 Lower Plateau Rd, Bilgola Plateau.

I oppose the proposed development on the following grounds:

- 1. .The block has exceptional environmental value as part of the Duffys Forest Endangered Ecological Community (EEC).** It is unspoilt bushland and has extensive canopy cover, with shrubs and other vegetation. My family and I, who live nearby, also value the bushland character the site contributes to the area.

The removal of 22 trees, including at least 10 Angophora Costatas, with likely damage to at least another eight, three of them on a neighbouring property, is not in keeping with the council's objective to retain tree canopy (as outlined in its Tree Canopy Plan.) Removal of shrubs and other plants from the majority of the block will also destroy this fragment of the EEC - including its value as habitat.

Clearing at the back of the block where landscaping is proposed is unnecessary and the original bushland should be left intact there.

The proposal to revegetate parts of the block damaged during development will not restore the trees - some of which would have taken 100 or more years to grow - or the thick understorey.

The proposed Erosion and Sediment Control measures state the object is to: "Retain as much natural vegetation as possible and limit site disturbance to minimise the risk of pollution." However, this very rare example of the Duffys Forest EEC should be retained as far as possible for its own value - and not only for pollution control reasons.

- 2. .The area forms a Biodiversity Corridor to Newport Heights Reserve** - with a known presence of Gliders and Glossy Black Cockatoos. I live close by and wildlife that visit us (or near us) include Powerful Owls, Long Nosed Bandicoots, Possums, Squirrel Gliders, and a variety of snakes, including Red Belly Black Snakes, Diamond Pythons and Common Tree Snakes.
- 3. .The building design does not satisfy the current Pittwater LEP (2014) or the intent of the draft Northern Beaches LEP.**
The site coverage of more than 40 per cent, including a wide driveway, is unnecessary and in

excess of the current rules. Meanwhile, the excavation of up to 5 metres in depth and three storey height at the front, without setbacks from the site boundary on the upper floor, would create an excessively bulky building. This is not low impact construction, is not in keeping with the character of this street which is predominantly one and two storey homes, or the Pittwater ethos to build “houses amongst the trees”.

4. **.This site is likely to be landslip prone** - which is another reason for limiting excavation and tree removal on the block. Tree roots and other vegetation help bind the soil, while extensive excavations change the shape of the landscape and the hydrology of steep blocks. It could destabilise the site and neighbouring properties. This is not an academic concern. In March 2022, another block on the high side of Lower Plateau Rd, not far south of this one, was drenched by torrential rain and experienced a landslide.

(See <https://www.northernbeachesadvocate.com.au/2022/03/09/sliding-around/>)

5. **.Potential for Aboriginal cultural heritage on the site**. Given the two significant rock outcrops at the site, known Aboriginal occupation of Bilgola Plateau and Aboriginal sites there and in Angophora Reserve, I believe a complete Aboriginal Cultural Heritage Assessment should be carried out and ongoing monitoring of the site occur, during any development, for evidence of Aboriginal occupation.

Conclusion:

This site is zoned C4 for Environmental Living. The zoning recognises special ecological, scientific and aesthetic values and development should not have an adverse impact on these values. It allows only low impact residential development, which is integrated with the landform and landscape.

The current Pittwater DCP also states that:

“The Bilgola locality will remain primarily a low-density residential area with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape.”

I believe the scale of the proposed development fails to meet the objectives of the C4 zoning, LEP and DCP for the reasons outlined above and should therefore be rejected.

Yours sincerely,

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