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**From:** Karrayan  
**Sent:** 27/06/2025 11:37:40 AM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: Further Critical Information DA2025/0279 for the proposed dwelling at 237 McCarrs Creek Road, Church Point.

20 June 2025

OBJECTION TO DEVELOPMENT APPLICATION DA2025/0279 – 237 McCarrs Creek Road, Church Point

Dear Mr Lane,

I write to object to DA2025/0279 for the proposed dwelling at 237 McCarrs Creek Road, Church Point.

Nestled within the Northern Beaches lives one of our nation's rarest birds - the glossy black cockatoo. A major threat to the survival of the glossy black-cockatoo **is habitat loss – the clearing of Allocasuarina trees.**

As stated in my last submission, the Glossy black cockatoos are found along McCarrs Creek. The birds feed on the seeds of the she-oak (Allocasuarina) at 237 and along McCarrs Creek Road, Church Point.

The Glossy black cockatoos in the area of McCarrs Creek Road are selective in their choice of food trees, choosing casuarinas that produce seeds with a high nutrient value. Different pairs of glossy black cockatoos have made regular visits to their various feed trees on this block and along McCarrs Road, Church Point, for the last 25 years. They are also

### **1. Non-compliance with Pittwater LEP 2014 Core Planning Controls**

The development proposal does not satisfy several core provisions of PLEP 2014, including:

- **Clause 7.6 – Biodiversity Protection:** The proposed removal of 21 native trees, including mature Allocasuarina littoralis, vital to the endangered Black Glossy Cockatoo undermines the biodiversity structure and ecological function of the site. The site sits within a mapped Terrestrial Biodiversity zone, yet the application disregards the required avoidance and minimisation hierarchy and fails to deliver credible offsetting or habitat restoration measures.
- **Clause 6.2 – Earthworks:** The development proposes excavation exceeding 4.8m depth, significantly altering the landform. There is no satisfactory justification for this level of modification on a site constrained by slope, bushfire, and ecological value.
- **Zone C4 – Environmental Living Objectives:** The C4 zone is intended to provide for low-impact residential development that conserves natural landscapes and biodiversity. This proposal requires near-total vegetation clearing, deep excavation, and introduces a visually prominent three-level building inconsistent with the low-impact intent.

Warm regards,

Karrayan

Karrayan Rozenberg

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AUSTRALIA