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To: DA Submission Mailbox
Subject: Online Submission

29/05/2023

MR Alejandro Machuron
331 Lower Plateau RD
Bilgola Plateau NSW 2107
[REDACTED]

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

Dear Assessing Planner,

We are opposed to the cutting of trees and subdivision of this lot.

We share boundary with this lot and know this area well. This area is full of native wildlife and trees.

The proposed development and the cutting of trees will have a deleterious impact on wildlife and the life of people living here.

Cutting of trees will damage the existing ecosystem in this area which compromises one of the last remaining green corridors coming from the top of the Bilgola Plateau towards Pittwater.

We share this area/creek as part of our property. It is obvious how this creek creates a very unique ecosystem. A small rain forest has developed over decades which provides a habitat to a great number of flora and fauna. Not to mention that it also acts as a temperature regulator for everyone living around this area, more specifically to those who share this area as part of their property.

As it is mentioned in the arborist's report, regarding the area to be affected:

"There are trees where the canopies are so narrow and tall, with other trees beneath them, that accurate identification was not possible at the time of the assessments. The weather was so poor, being very wet and with bouts of heavy rain, it compounded the issue with correct identification of half a dozen or so trees. Due to our familiarity with locally indigenous species, it is very likely these unidentified trees are introduced rainforest species from outside provenance."

This extract from the arborist report describes exactly how dense the vegetation is in this area. And even if not all trees are definitely confirmed native, they are still large trees needing years to develop and serving a similar purpose in terms of climate regulation and habitat.

Furthermore, please note that this geographical area becomes a valley-like area which gets humid and quite wet when raining - which raises the question if this is a proper area to build more houses over a creek/water way area which may affect drainage, and the living occupants of proposed houses, etc.

We are particularly concerned about the destruction of this ecosystem with the sole purpose of

profiting.

We firmly doubt that this subdivision and building project can ensure to not negatively impact on threatened or non-threatened species, not endanger the neighbourhood by dismantling a dense vegetation area plus endangering the ecological community sharing this green area.

We hope the council will protect this environment and the people living in it.

When reading the geotechnical report, it also becomes evident that there is no clear evidence on how these buildings will actually impact on the terrain. It appears to us that this report has not been done in depth and is vague on the actual impact that this project will eventually have in reality:

"This preliminary geotechnical investigation involved a "walkover of the site with limited subsurface investigation". However, an assessment has been made only for subdivision, and an assessment of each individual completed house design will be required for their subsequent DA...

The risks associated with proposed development on the site can be maintained within 'Acceptable' levels...."

What does 'Acceptable levels' mean? The real impact of this project appears to be diminished - if one thinks of the full impact of pulling down a considerable number of trees, building three new houses, in an area which acts as a natural breathing lung for the local ecosystem?

This is a beautiful green ecosystem which is at risk of being irreversibly destroyed.

Hopefully, there will be a serious consideration of not letting this green corridor and small valley to go away to create more pollution and overcrowding.

In regards to the overcrowding, we are obviously also concerned of being affected by additional noise and traffic from triple the amount of people and vehicles in this area if three houses are built. Three families means three times the amount of people going in and out, using pools, outdoor areas, doing ongoing building work / renovations etc and, most importantly, at least 2 cars per property will be frequenting this proposed area - which will create triple the amount of traffic, noise and pollution in a currently green pristine area.

Regards,

Dr Tatjana Kilo & Alejandro Machuron