
Sent: 14/12/2022 2:49:06 PM

Subject: Objection to DA2022/1975 - 231-233 McCarrs Creek Rd Church Point

14 December 2022

Re: DA 2022/1975 - 231-233 McCarrs Creek Rd Church Point

Attention: Thomas Burns

Dear Thomas,

I would like to lodge my **strong objection** to the Development Application for the proposed Construction of a dwelling house at 231-233 McCarrs Creek Rd Church Point on a number of grounds;

1. The reports (1. "Arborists" & 2. "Flora & Fauna") carried out by the so called experts in each of their fields are very misleading (they don't tell the real picture) and they also contradict one another when you compare each one and the Master Plan. I.e. One report is saying one thing, while another report is saying another thing.
2. The 3 Storey Development proposal is also a gross overdevelopment of the site and is out of character to what exists along Church Point especially along the high side of McCarrs Creek Road.
3. It is totally unacceptable to clear every single tree from the 2 Blocks of land, bar one (1) single tree to accomodate a new dwelling.
4. This is virgin Bushland that borders onto Natural Bush Reserves & National Park that is critical homes and feeding grounds to many animals and endangered wildlife & it is a native corridor for native wildlife to move in and around their distribution area.
5. The land is subject to landslip as stated in the "Geotechnical Report" & I believe will be at a much higher risk of a major landslip once excavation and the clearing of all the vegetation is complete.
6. The land is zoned "Bushfire Prone" and this development I believe doesn't take into account the high risk of loss of property & even the loss of life.
7. The entry & exit from the property across the road reserve is on a very dangerous down hill blind bend along the road and will mostly likely lead to serious injury or even death as bicycles, motorbikes and other traffic users come around this bend at fast Speed with little to no time to stop, due to vehicles exiting and leaving this proposed driveway location.

In regards to the "Arborists Report", prepared by Gordon Blues, in regards to the number of trees surveyed (only a small proportion

of the true number on the block of land are mentioned) and the number(s) to be retained, plus the number(s) to be removed in his report is not accurate at all. In fact what he has written in his report is not true and totally misleading.

In fact a total of only, 1 single tree is to be retained on the block (tree number 18 - Black Casuarina) when you compare his report to the "Master Plan" provided.

Mostly, all the trees he mentioned to be retained are on neighbouring blocks of land which he has no control over whether they are preserved or not, as these trees are on land that are destined to be developed in the not too distant future and also on the adjacent nature reserves beside the block.

They should not have been included in his report. This is very misleading and gives the impression that all these trees are to be retained which is not true.

Also he recommends that a number of healthy trees be removed because they are in the way of the proposed development.

Why remove these trees that pre-date colonisation??? which are homes to wildlife when it makes more sense to revise their development plans to fit in with the environment and to preserve as many trees as possible which have been here for hundreds of years.

It is also noted in his report section "4.1.2" "Most of the assessed trees will be impacted to some degree by the proposed development."

I believe also, The "Flora & Fauna" report is also not a true picture of what Fauna really inhabits and uses this area as part of their critical habitat as it was compiled over 1 or 2 days in March of this year (2022) with a grand total of 3 single man hours of field work on the site.

You need to do a much longer term survey over the course of a number of months and at different times of the year when animals are nesting etc. as animals travel and they come home to feed at different times of the day and seasons in the year.

I personally know this site very well and I have seen many species of animals (Fauna) on this site.

These include Bandicoots, (possibly also the Southern Brown Bandicoot) swamp wallabies, echidnas, squirrel gliders, ring tail possums, Powerful Owls, Superb Lyrebird, Lace Monitors, Rosenberg Monitors, Diamond Python snakes, Green Tree Snakes, Glossy Black Cockatoos, & many more to just name a few. Also there would be hundreds if not thousands of insects and invertebrates that could be named as well...

It is also important to note that "Brush Tailed Phascogales" have also been seen on adjacent blocks of land which are in very close proximity to this block.

These are extremely rare in Sydney!!

And we must protect their home territory now & preserve these trees which they rely upon to survive.

This property and the trees is critical habitat for all these animals.

The Hollow tree also mentioned in the report should also be kept & protected and not removed

as this could be vital breeding nests for some of these threatened birds & Mammals.

The "Geotechnical Report" also states there is a moderate risk of landslip if the site is excavated.

Also it should have been noted in this report that all the trees and vegetation are proposed to be removed from the site (except 1 tree) which would add to the risk of landslip.

This is unacceptable!!

Also it doesn't take into account that the neighbouring block of land (235 McCarrs Creek Rd) will likely be developed in the very near future, which will lead to a greater risk of Landslip as a lot more trees will be removed leading to 7 or 8 blocks of land in a row being totally denuded of trees.

Hence, leading to less stable land and a greater risk of landslip and the possible loss of lives and property.

This all has to be taken into account when you think of the bigger picture.

It's not just one block of land to consider, it's many and it has the potential to create long term problems that will be hard to address in the future.

Storm water runoff is another big issue, as the infrastructure is not in place to carry the water from these new developments into McCarrs Creek.

At present the water that runs across this block along with the other blocks beside it (that are in the process of now being developed) are slowed down by vegetation and absorbed into the soil and taken up through the roots of the trees and undergrowth and what does makes it down to the bottom of the blocks, run across MCCarrs Creek Road and into the neighbouring properties across the road in moderate days of extended rain.

These are only going to get worse into the future and these issues have to be addressed now, so the neighbours across the road don't have to deal with these new water issues that will arise with these new developments.

Also it's mentioned in the reports that a colour bond steel fence is proposed to be erected around the perimeter boundary of the property along with entry gates.

This is out of character with the area.

Properties along McCarrs Creek Road don't have fences and gates.

Animals travel from the reserve & neighbouring bush blocks along McCarrs Creek Rd and use this block to move about. These include swamp wallabies, Echidnas & Bandicoots etc. to name just a few.

Fences are not part of the landscape in Church Point especially bordering Reserves & Ku-ring-Gai National Park.

In conclusion; After reading all the reports and plans it is evident what is being proposed is an overdevelopment of the site that doesn't comply & compliment the natural beauty of Church

Point.

In fact the entire 2 blocks is to be cleared of every single tree, bar one (1) and all the undergrowth.

This is unacceptable today (in 2022) after all we now know about how precious the natural environment is to both the health of ecosystems and for the Biodiversity of flora & Fauna and the mental health & wellbeing of humans.

I trust that you will take all my valid points into consideration and that you will do the right thing and ask the applicant to revise their application and reduce the bulk & scale of the Development and keep most of the trees and undergrowth (Flora) so we can protect this critical habitat for the Fauna that calls 231-233 McCarrs Creek home.

I reserve the right to submit further information regarding my objection as required.

Regards,

D. Bornstein