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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 27/05/2023 1:54:37 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

27/05/2023

MRS Tracy Dellit  
349 Lower Plateau RD  
Bilgola Plateau NSW 2107  
[REDACTED]

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

the Geotech report

- it points out the danger of this site, pointing out, the danger of landslides, and Boulder dislodgement.

- the three buildings that are proposed for this property are not the ones that are going to be built there.

[OBJ] They're just photos off the Internet....

- all this is is a subdivision and clearance of the land which will destabilise this dangerous site, which is containing the run-off of two creeks, which travel down almost vertical landscape at the bottom of the site.

By clearing this land, the soil will be destabilised.

As a lot of this site is untouched, it could be seen to be old growth forest with original planting, which should be maintained for the flora and fauna that are in this area. Otherwise the fauna will be forced out of this area.

As per the document D3.15 scenic protection category, one areas.

- development is to minimise the impact on existing significant vegetation. I would suggest that the owners arborists report is minimising the impact on this valuable subtropical rainforest, which exists here.

There is no demonstration to retain and regenerate existing native vegetation,

The development does not incorporate measures for planting and maintenance of natural vegetation in the areas that they propose to clear or in the areas which are already cleared, and has no provision for the areas which are not required to be cleared to allow for the building of the proposed Structures .

I would suggest that the scale of the development does compromise the visual integrity of the site, by removal of canopy trees, specifically along the ridges and upper slopes, as the lower slopes are near vertical and cannot be utilised yet they are in part of the planned clearance of vegetation areas.

We have no assurance that the development will use unobtrusive or non-reflective materials to blend in the structures to the natural environment, as the proposed architectural drawings are not the drawings which are going to be on the site, they've just been lifted from the Internet, they are not part of the development application and so should be removed as they are misleading in the extreme . We are more likely to get some typically ugly, concrete structure.. please fully reconsider this application for clearance of land for subdivision, the main outcome is to achieve the desired future character of the locality, this is a beautiful old growth forest valley, containing two creeks, which carry the run-off for the plateau and turn into waterfalls further down and out of the property, please don't allow these creeks to be encapsulated in concrete piping as has happened further up the plateau, it takes away from the beauty of the landscape and the home of many plants and animals struggling to exist in this beautiful area .