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To: DA Submission Mailbox
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24/04/2024

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

RE: DA2024/0303 - 337 Lower Plateau Road BILGOLA PLATEAU NSW 2107

Dear Assessing Planner,

We are opposed to the cutting of 93 trees and subdivision of this lot into 3, particularly lot 3 poses the biggest issue in our view. We are opposed to all the proposed works that entitle the construction of three new houses, particularly the construction of a house in the proposed lot 3.

To our understanding the proposed lot for subdivision falls under C4 Environmental living area which is, in this case, a riparian category 1 and 2 area. Furthermore, according to council, this riparian area is nominated of high environmental value.

According to the proposed development we firmly believe that this project goes against the thresholds of high environmental value and/or medium environmental value protection, if we look at what is proposed as a whole.

Examples:

1) Construction of an elevated driveway going from lot 2 to 3:

This ramp will disrupt the natural flow and view of the waterway by partially covering it. This ramp would need to be at least 15 metres long (if not longer) from existing concrete slab in lot 2 to be able to reach the other bank of the waterway. This would imply a massive structure going over the waterway and the banks of it. This current area is full of vegetation which has been untouched for decades creating a rainforest like environment. This would aesthetically create an unwanted view from our property-garden from where we'll see and hear cars passing by if this is approved.

This driveway would have a deleterious impact on nature and the banks of this riparian area. We understood that the banks of a riparian area needed to be respected/protected by being except from constructions. We also noted that this waterway carries a hug amount of water during heavy rainfall, sometimes running extremely fast with litres of water in a very short time - this waterway carries all the water coming from the hill in the area and the street during rainfall. We all know the weather is getting more extreme and unpredictable and this could result in flooding of the area despite all current assessment.

There is no specification of how many trees need to be removed to build on lot 3. This is a green corridor providing shade and coolness for everyone and is known to be a shelter for a lot of animals. With the removal of those trees, this would be destroyed forever.

2) Construction of house in lot 3

The construction of a house on denominated lot 3 would imply the clearance of an untouched vegetation area. Currently, this area creates a dense canopy which benefits the flora, fauna (including a lot of native wildlife, especially birds) and neighbours living next to it. This proposed house would have an irreparable impact on the untouched bank of the waterway

facing southwest. It appears to be designed to be practically over the bank of the waterway. On the side of the fence, there are five adjacent family backyards. These people now enjoy trees, vegetation and temperature regulation as a result of the vegetation, especially in summertime. If this subdivision goes ahead, neighbours will be looking at a house and its roof instead of trees when they go out in their backyards.

It is very difficult to believe that the construction of this house with its car ramp going over the water course won't affect the biodiversity-natural environment of this area.

This development will potentially devalue neighbours' properties facing these boundaries.

There is no specific information on how many trees need to be removed to build this house on lot 3 !!

3) Construction of car passage to accommodate a lot of 7 cars parking.

We believe that the construction of a car passage will be extremely detrimental to neighbours sharing boundaries with this property. Currently we already hear one or two cars coming into this property from our houses. The proposed construction to accommodate 7 cars parking appears excessive, creating a significant amount of extra noise, traffic and pollution. When having a look at the traffic report and the manoeuvres that cars would have to undergo, it is clear, that noise and pollution will be created in excess -as almost a new street is created !! The nominated traffic light would also collaborate for cars to be standing up waiting with the engine running, creating noise and pollution. 9 families sharing boundaries with this driveway area will be affected. Affected neighbours would have traffic at the back of their backyard as well as at the front on the main street. We believe that this, undeniably, would have adverse acoustic privacy impact for neighbours.

4) Environment Impact

We believe that the presented reports informing about the impact on nature - biodiversity and environment are biased. By living in this area of high environmental value we realised that it is not possible to discriminate from tree or vegetation which is native or not to be able to make decisions on removing trees or impact caused by it. All these co-exist providing an environment which benefits other species. E.g. The provided reports down grade some palm trees as introduced foreign species which may not be important/relevant to this environment whilst we can see how native cockatoos and parrots feed constantly the palm seeds as well as they can provide habitat to possums or other animals. Any adult tree, whether native or not, provides shade, coolness and shelter that will be destroyed if removed.

Reports also indicate that by removing foreign species "native species would flourish with time"...?? Or by removing weeds..."it may be improvement in local vegetation"... This may be right in theory, but not if nature is replaced by concrete driveways and houses. The report also focuses on protecting endangered or threatened species, which we believe appears to be more an excuse to destroy a nature strip to build rather than having a true interest in preserving nature.

We believe that this project is negatively affecting the environment, flora and fauna as well as having a negative impact on the lives of neighbours - particularly those sharing boundaries with this property and the driveway !

We strongly suggest to the council to not allow this project to go ahead as planned - for the well-being of the community. Particularly the development/subdivision of the lot 3 including its building. This part of the project appears completely unreasonable for the environment and everyone living around it.

It is interesting to note that the current house number 337 Lower Plateau Road was originally permitted to be built in an area of the existing lot which does not disturb the environment too much. My question is on what basis is the council going to accept to extend this developed now into the entire area - to the detriment of the environment and community. Let's not forget this is an environmental living area of high environmental value, riparian category 1 and 2

where many species, flora and fauna live and coexist with us. With this proposal this is at risk of being permanently damaged and changed.

These days when climate change is a hardly disputable fact how the government can allow and justify the cutting of 93 trees to change an untouched natural environment??

Hopefully, all the above will be seriously considered for the benefit of the whole community and the environment.

Kind regards,

Alejandro Machuron