
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 26/05/2023 1:25:10 PM
To: DA Submission Mailbox
Subject: Online Submission

26/05/2023

DR JO MELLOR
329 Lower Plateau Road RD
Lower Bilgola Plateau NSW 2107
[REDACTED]

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

We are against the proposal outlined in DA2023/0511 for the following reason:

We are lucky enough to live in Bilgola Plateau on the northern slopes enjoying the views over the full canopy of 337 Lower Plateau Road. We have a clear northerly view from all decks and windows to the rear of our property, this view will be significantly reduced for this development. We will be looking over urban development.

We have daily visits from lorikeets, king parrots, possums, brush turkeys and we hear the powerful owls at night, we have gliders in the area, black cockatoos visit occasionally, curlews, flying foxes, birds of prey. According to the Northern Beaches Council the Bush-stone curlew, The Eastern Pygmy Possum Black Cockatoo, Flying fox, Powerful Owls, Gliders are all threatened species. We cannot allow the destruction of the habitat which provides shelter and safety for these animals.

The Statement of environmental effects refers to:-

'The site contains canopy trees of varying health and significance and is heavily vegetated'

This vegetation is habitat and cannot be allowed to be destroyed. The number of wildlife which will be killed and displaced during this destruction is unacceptable.

The Statement of Environmental Effects refers to:

'The proposed subdivision works will not result in any adverse impacts upon views.

Furthermore, given the highly vegetated condition of the site, it is unlikely that any views will be impacted as a result of the future development of site for three dwellings.'

This is in fact untrue, at no stage did the company who put this report together come and inspect the views from the houses which enjoy the canopy from their outdoor areas and windows.

The Statement of Environmental Effects refers to:

'The proposed development is unlikely to result in any adverse acoustic privacy impacts'

This particular area due to its bowl like nature results in any noise from the lower levels of the slope being heightened to the upper houses on the slopes, the acoustics will impact adversely a number of houses in the area.

The Statement of Environmental Effects refers to:

'There are no footpaths along Lower Plateau Road'.

The part of Lower Plateau Road where 337 is located is a route taken by many school children walking to the bus stop and the local primary school and back, not to mention the numbers of recreational walkers who pass this area on their way to the Angophora Reserve, 100 meters away. The additional traffic created by this work will pose a significant risk to the safety of pedestrians who walk in the road due to no footpaths.

The Statement of Environmental Effects refers to:

'Lower Plateau Road is a local road, with no on-street parking'

There is no parking for the numerous amount of the cars, wagons, trucks which will be working on the houses, this is going to lead to illegal parking on the street, on council land, and poses a risk to the local community who walk in the area, frequently.

The Statement of Environmental Effects refers to:

'The proposal will result not result in any unreasonable impacts upon flora and fauna'.

Where is the evidence that this is true? The arborist report was carried out on a day with poor visibility and therefore assessed nothing, see below taken from the arborist report :-

ARBORICULTURAL IMPACT ASSESSMENT

3.1.6 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

The propose development application is not in keeping with section D.3.15 of the Northern Beaches Council DCP:

The DCP states 'To preserve and enhance the visual significance of district and local views of Pittwater's natural topographical features such as, ridges, upper slopes and the waterfront. (En,S).'

The clearing of 93 trees goes against enhancing and preserving district and local views.

Maintenance and enhancement of the tree canopy. (En,S)

Colours and materials recede into a well vegetated natural environment. (En,S)

Cutting down 93 trees does not maintain or enhance the tree canopy, it destroys the canopy. This development sends the message we can keep clearing the canopy to make way for houses. This delicate ecological area does not need further development.

To maintain and enhance the natural environment of Pittwater as the predominant feature of the landscape with built form being a secondary component. (En, S)

Cutting down 93 trees does not maintain or enhance the natural environment of Pittwater and allowing this destruction of the natural environment to allow for built form contradicts the above building being the secondary component.

To preserve and enhance district and local views which reinforce and protect the Pittwater's bushland landscape and urban form to enhance legibility.

Cutting down 93 trees does not preserve and enhance district and local views, it destroys the views, it does not protect the bushland it sends the message we can clear it for unnecessary development.

Development is to minimise the impact on existing significant vegetation.

These trees have been in place for several decades, to clear these would be destroying the natural habitat of owls, lorikeets, king parrots, possums, bush turkeys, gliders, black cockatoos, all of which frequent our gardens. We will lose this wildlife without the canopy to protect them

The siting, building form, orientation and scale of the development shall not compromise the visual integrity of the site by removal of canopy trees along ridges and upper slopes.

The removal of 93 canopy trees goes against this control as the site is on a upper slops and the canopy is enjoyed by many houses along the same slope and above. These trees can be seen from a wider perspective of viewpoint along the northern slopes of Bilgola Plateau.

Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.

The development does not minimise any visual impact on the natural environment when viewed from the road, Angophora Reserve and water instead it will destroy the canopy view from these viewpoints.

To achieve the desired future character of the Locality.

If this DA is passed then the future of Bilgola will be compromised, it will send the message to developers that they can come and destroy the local habitat for financial gain, the future of Bilgola will not be preserved for future generations to enjoy the wildlife and the views.

The Geotechnical report states that :-

The site is located within the H1 (highest category) landslip hazard zone as identified within Northern Beaches Councils precinct (Geotechnical Risk Management Policy for Pittwater - 2009).

Our houses back on to this site and this development being allowed in an area which has been assessed to be in the highest level of landslip is simply insanity, the works could cause catastrophic damages to surrounding blocks.

The Statement of Environmental Effects refers to:

The site undulates in response to two watercourses that dissect the site, one from the north-east and one from the south east, that join and cross the boundary near the north-western rear corner.

Allowing to destroy the natural habitat and build three houses directly in the path of 2 watercourses will result in drainage problems, flooding and ongoing problems for the

surrounded houses, this will further worsen the landslip hazard.