
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

09/05/2024

MS Gabrielle Angles
12 Bilwara AVE
Bilgola Plateau NSW 2107
[REDACTED]

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

I strongly object to this DA for the following reasons:

- The site is located within Geotechnical Hazard Area H1 and is subject to landslip and the site is located within a designated flood prone area.
- The site is identified on Council's Biodiversity Map but no Biodiversity Development Assessment Report has been provided. While a Flora and Fauna Report has been provided it is generally not as comprehensive as the Biodiversity Development Assessment Report.
- The site is located within 10.5m of the endangered Pittwater Wagstaff Spotted Gum vegetation community as specified on the SEED online vegetation mapping tool. The DA recommends the removal of an early mature Sydney Red Gum (*Angophora costata*) specimen. This tree is a representative species of the endangered Pittwater Wagstaff Spotted Gum vegetation community and should be retained.
- This DA is contrary to the objectives of land zoned as C4 Environmental Living with the removal of so many trees on a site located within a designated geotechnical hazard area and flood prone area. The DA represents a risk as the trees are contributing to site stability and reducing stormwater runoff. Changes in hydrology may also increase the potential for the spread of soil borne pathogens.
- The Arborist report contains anomalies with 26 of the 287 of the assessed trees on adjoining properties. This leaves a total of 261 trees on the site which all contribute to land stabilisation and help to control runoff to the properties below.
- The Arborist Report also does not provide advice for tree replenishment. If the sites' physical limitations do not allow for suitable tree replenishment as per the ratios required by Council, then this application should not be approved.
- The Arborist Report states that 9 architectural drawings were referenced, however Appendix E has not been produced in accordance with the industry standard AS4373-2009. The body of the report discusses construction impacts, but does not provide drawings (based on architectural drawings) clearly demonstrating root zone and canopy incursions from construction.

