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

28/05/2025

MS ROBWYN MILLER
131 HUDSON PDE
CLAREVILLE NSW 2107
[REDACTED]

RE: DA2025/0448 - 100 Hilltop Road AVALON BEACH NSW 2107

To the Assessing Officer,

I submit this objection in relation to the proposed Development Application DA2025/0448. My objection is based on the following significant issues:

1. Environmental Impact and Biodiversity Loss: The proposed and excessive clearing of established trees, undergrowth and vegetation on this very steep site will pose a severe threat to the local environment. This will negatively impact on the vital role the existing trees and vegetation contribute to soil stabilisation, storm water absorption, and the prevention of landslides.

This DA site also contributes to the habitat for our local flora and fauna. The extensive removal of trees and vegetation will lead to direct habitat loss and a reduction in biodiversity. This is contrary to Council's stated commitment to environmental protection and the preservation of natural assets within the Northern Beaches LGA.

2. Increased Risk of Landslide and Erosion: The removal of a significant number of established trees and ground cover will dramatically increase the risk of soil erosion and potential landslides, particularly during heavy rainfall events. This will not only threaten the stability of the DA site but also pose a direct threat to neighbouring properties and infrastructure, specifically impacting the downhill properties in Hudson Parade, Clareville.

3. Storm water Management and Run-off Issues: I live directly below the very steep side which is the subject of this DA. I am significantly impacted by the proposed storm water management system. My concerns relate to the location of the storm water management system which is towards the bottom of the very steep DA site and towards the top of my property. I am extremely concerned that the proposed storm water management system has the capacity to effectively manage the volume and speed of storm water run-off to surrounding properties. This has the potential to overwhelm existing storm water infrastructures, increasing localised flooding, and contributing to erosion and landslides in surrounding properties.

4. Visual Amenity and Landscape: The proposed and extensive clearing of the DA site and the construction of such a large multi-level dwelling on this site will negatively impact on the aesthetic appeal and natural beauty of our environment in the Northern Beaches.

5. Conclusion: It is requested that the Northern Beaches Council reject the proposed DA as it would set a precedent for future development on steep and environmentally sensitive land within the Northern Beaches Council area.

Thank you for considering my submission.

Yours sincerely,

Robwyn Miller

