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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 24/05/2023 7:37:58 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

24/05/2023

DR Emilie Field  
10 Yarrabee PL  
Bilgola Plateau NSW 2107  
[REDACTED]

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

I am writing in regard to the proposed works involving the demolition of existing site structures, the subdivision of the site and construction of three new separate dwelling structures at 337 Lower Plateau Rd Bilgola Plateau.

The application should be rejected based on the following reasons:

The subject site is located within the C4 Environmental Living zone. One of the objectives of the C4 Environmental Living zone is: To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.

As stated by all reports the site is undeveloped and heavily vegetated, with 2 creeks running through the property. It should not be subdivided due to it being an endangered ecological community of the Pittwater Spotted Gum Forest.

The area is a significant wildlife corridor, home to many native faunae including endangered and threatened species which are under increasing pressure from habitat destruction. The council cannot be satisfied that the proposed works are consistent with this objective of the zone. I propose that an ecological report be undertaken to assess the biodiversity of this area before subdivision is permitted.

The Arborist report states that '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'. There is insufficient information on the identity of these species. I propose that an arborist report be repeated to correctly identify these species to ensure that they are not locally indigenous species and protected species. 'Half a dozen or so trees' should be numerically quantified for the accuracy of the report.

The arborist report has not definitively confirmed that the roots of Trees 79 and 80 are located on the opposing side of the driveway, so it is possible that these trees will be damaged during subdivision. This should be confirmed prior to sub-division.

There is currently insufficient information to ascertain definitively that Tree 94-Sandpaper fig Structural Root Zone will not be affected by the new driveway.

The removal of the high Retention Value tree (Tree 97 - *Angophora costata*: Smooth-barked apple). Trees are classified as high Retention Value for their protection. This classification should be adhered to. Being High Retention Value implies it should be protected and not felled due to land division purposes. It is a locally indigenous species and lives for over 100 years. It is part of the local ecosystem, with many species relying on it for food and shelter.

The removal of twenty-three (23) Medium RV trees - *Cyathea cooperii* will negatively impact the local biodiversity and will definitely impact flora and fauna.

I strongly disagree with the Statement of Environment Effects conducted by BBF Town Planners in that the proposal will not result in any unreasonable impacts upon flora and fauna. There is no doubt that removing hundreds of trees from a 3400 metre square property, including a high retention Value tree will not have a negative environmental impact.

The report states that some elements of each indicative dwelling protrude beyond the prescribed building envelope. I strongly believe that this non-compliance will result in an adverse impact on our property in regard to privacy. I propose that all dwellings comply and do not protrude beyond the prescribed building envelope.

Lower Plateau Road is a local road, with no on-street parking. With the development of 3 houses there will be increasing pressure on street parking on Yarrabee Place and Stromboli Place. On weekends there is already problems with a lack of street parking, and this will be impacted further with 2 additional properties. I propose that if the development is to go ahead the property is only subdivided into a maximum of 2 lots.

10 Yarrabee place has a pool that is set back less than 2 metres from the southern site boundary which will impact on our privacy, if the development of Lot 3 goes ahead. We propose a setback from 10 Yarrabee's boundary of at least 5 metres to the Lot 3 building line to protect the tree line for privacy.

We object to the building of a 3-story property at a height of 8.5 metres on Lot 3 as this will impact on our privacy. We propose that if the development of Section House 3 Concept goes ahead it is a maximum of 5.5 metres.

It is also noted that the pool of 10 Yarrabee Place has not been illustrated on any of the planning.

Lot 2 has an area non-compliance, with the SE corner of the kitchen marginally encroaching within the 2.5m minimum side setback. Please legislate that the building complies to council development regulations.

This preliminary geotechnical investigation involved a walkover of the site with limited subsurface investigation. Considering the site is located within Geotechnical Hazard Area H1 and is subject to landslip, please ensure that a more thorough subsurface investigation is undertaken prior to subdivision of the land.

The geotechnical investigation states that it was not possible to undertake a thorough investigation of all of these neighbouring properties. These neighbouring buildings and properties were only inspected from within the site or from the road reserve. Please ensure that a thorough investigation of these neighbouring properties is undertaken to ensure there are no signs of large-scale slope instability or other major geotechnical concerns which would impact the site before subdivision takes place.

There has been mention that this land contains an aboriginal heritage site, and we would encourage the council to investigate this further with the assistance from the Aboriginal Heritage Office before the land is sub-divided.

The above points clearly delineate that further investigation on the environmental impact of this sub-division needs to be undertaken before any project works are started.