From:DYPXCPWEB@northernbeaches.nsw.gov.auSent:9/05/2024 5:04:34 PMTo:DA Submission MailboxSubject:Online Submission

09/05/2024

MS Tania Mullis - 9 Yarrabee PL BILGOLA PLATEAU NSW 2107

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

Dear Anne-Marie Young,

I am writing to oppose the subdivision of 337 Lower Plateau Road into 3 blocks of land and the removal of almost 100 trees.

This block is on my lower boundary to which our house over looks. I have lived in this house for 22 years and the reason I purchased it was the privacy and quite, the abundance of wildlife, and mainly that we look onto a magnificent tree canopy which is like a littoral rainforest.

I have read the Flora and Fauna Assessment prepared by Kingfisher Urban Ecology and Wetlands, and with all due respect to the Ecologists preparing the report, being ultimately paid for by the applicant, I do not feel that a quick survey consisting no more than one or two days work gives one an accurate account of the wildlife known to inhabit the area. Were any overnight studies done of the block? Although the ecologists did not witness the presence of owls or reptiles, I can definitely confirm that they live in the area. Over the years we have seen a large, at least 4 meter, diamond python, red bellied black snakes, eastern water dragons, blue tongue lizards, golden crown snakes, as well as an abundance of frogs. At night time we are blessed with the presence of both brush tail and ring tailed possums, owls (you hear their constant calls each night) and whilst I am not an owl expert I have seen what I believe to be a powerful owl and different kinds of smaller owls, bandicoots and have had a resident family of tawny frog mouths. There are more birds in the area than I care to count, not just lorikeets and kookaburras, but fairy wrens, scrub wrens, magpies, burrawongs, sulphur crested cockatoos and sometimes even a glossy black cockatoo. Please consider these animals protection in this wildlife corridor. Installing a nest box instead of keeping their natural habitat is far from ideal.

I have grave concerns that for the removal of so many tress on a known and documented landslip area. In the plans it states that "A person shall not subdivide land if the allotments intended to be created have a slope in excess of 16:7 degrees (30%) measured between the highest and lowest point of any such allotment" which it has been shown does exceed the limit (Environmental effects report B2.2 p.16). Please also refer to Landslip Hazard - 'examples of poor hillside practice' p 114 of the Geotechnical report. Research is that we should be keeping the trees and not removing them to prevent landslides and erosion:

Areas around riverbanks are susceptible to landslide and erosion. Jiale Zhu is researching how native trees and shrubs, common to East Coast Australia, could help reinforce sloping terrain and reduce the risk of landslide and soil erosion under wet conditions.

He found that out of the 7 native species examined, the Sydney red gum and blueberry ash had the most potential for stabilising shallow slopes, which are typically 2 metres deep and involve up to 1,000 square metres of soil.

"Plants provide a sustainable, natural approach to slope reinforcement, compared to artificial methods, such as steel mesh or sprayed concrete. They also create and maintain crucial habitat," said Mr Zhu from the School of Civil Engineering.

He says the focus of his doctorate is particularly pertinent with a potential return to wet, La Niña conditions and with the increasing prevalence of extreme weather events. Landslides typically occur under heavy precipitation and have the potential to rip apart homes, which occurred during the 2022 floods. Which trees are best for preventing landslides and erosion?

Out of all the species, Sydney red gums - also known as angophora - and blueberry ash were the best at slope

reinforcement. Zhu said: "The robust taproot system of the Sydney red gum - where a dominant root takes hold of soil - provides an anchor against erosion. Its elastic roots also help it penetrate stiff soils, making it suitable for rocky sites or areas with deep groundwater. These conditions encourage it to lay down deep roots which further helps strengthen erosion control."

"Blueberry ash trees have a thick, vertical, heart shaped root system and, out of all the trees I studied, were the most resistant to being pulled out. They also provide berries for native birds like the regent bowerbird," he said. Low, L. April 2024.

https://www.sydney.edu.au/news-opinion/news/2024/04/11/plant-more-native-trees-to-reduce-landslide-risk--control-erosio.html?fbclid=lwZXh0bgNhZW0CMTEAAR1z3mRh9glAg9YR5Kk5VxljxN-

qVvlKTmaNT6RJNvda72BpNS6Eo1RolGw_aem_Aeb8d4Ks1VN6z4edWkpYOEHzG7-bJiJs0Ppk31-SiRo448ZlxWEPRVH O cmDQL5wvMPc43-

jO57C5JECAY9D0V3#:~:text=He%20found%20that%20out%20of,1%2C000%20square%20metres%20of%20soil Accessed 9th May 2024.

Further more, I am concerned for essential services such as sewage issues which has been an on going concern due to old pipes blocking up and over flowing and running into the property below.

My views will be impacted, as will my privacy and my neighbours with their swimming pool close to the boundary fence and my bedroom also close to the boundary. This will affect Acoustic privacy with increased noise and also nighttime light levels. (Environmental effects report C1.5, C1.6 p.20)

I have concerns for services and emergency vehicles accessing such a narrow and steep block (Environmental effects report C4.6 p.22)

And finally I wish to challenge the report from Susan Whitby of the Aboriginal Heritage Office stating that "no sites are recorded in the current development area". My partner, Mr Les McLeod, Yuin Elder, and former Aboriginal Parks and Wildlife Officer has the updated site records showing a shelter mark in this area. I strongly advise seeking further clarification of this information before development is approved.

Please do not hesitate to contact me should you required further assistance in this matter.

With warm regards,

Tania Mullis. BA Arts - Anthropology and Australian Indigenous Studies. BA Social Work.