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23/11/2025

MS D Bressington
ST
Bilgola Plateau NSW 2107
[REDACTED]

RE: DA2025/1570 - 290 Lower Plateau Road BILGOLA PLATEAU NSW 2107

Thank you for the opportunity to comment on this Development Application.

I am fortunate to have been a resident of Bilgola Plateau for over 45 years, and have raised a family here. My siblings also still reside here. I am a founding member of local community environment group Canopy Keepers.

Adjacent blocks like 288 and 290 Lower Plateau Rd, Bilgola Plateau are something of a rarity, a 'unicorn'. They have somehow managed to survive as pristine native bush blocks despite decades of development around them, including the major construction boom of the 1960's and 70's.

At that time the homes built were modest, mostly 3-bedroom dwellings with big yards that contained remnant forest trees. Residents were encouraged to plant native replacement trees and shrubs, and mostly complied.

Many houses at that time were designed and built in the style of, or sympathetic to, the 'Sydney School of Architecture' which was characterised by organic design and building principals, with the aim of working with natural materials, and being guided by (and to highlight) the natural features of the block, so as to blend into steep sites and bushland settings.

They very much align with the Pittwater mantra of "houses amongst the trees, not trees amongst the houses", and this design ideology has undoubtedly contributed to Bilgola Plateau and surrounds still retaining an enviable tree canopy, native wildlife and a much-desired natural beauty.

This brings me to the proposed development at 290 Lower Plateau Rd, Bilgola Plateau.

Despite the fact that development of this site is both permitted and inevitable, I would like to strongly object to the proposal in its current form for the following reasons.

* Unacceptable loss of trees and habitat.

Contrary to the assertion of the S.E.E, which erroneously claims 'some trees' will need to be removed, the design proposes that an unacceptable 24 trees (40% of applicable trees) will be removed, most of them high value trees, majority *Angophora costata* (endemic to the Sandstone Crests local ecosystem) . The proposal further risks unacceptable risk to trees on adjacent blocks and public land, most notably T18, a majestic *Angophora Costata* which by rights should be on Council's newly instated "Iconic Tree Register".

This amount of tree removal is inconsistent with applicable controls and will negatively impact

,canopy cover, local character and native wildlife. I also question the reliability of compliance being managed and enforced during the build, with respect to tree protection measures and replacement conditions.

* Destruction of a significant rock formation which is both a feature of the Sandstone Crests aesthetic and contributes to biodiversity by way of supporting local wildlife.

The 'cut and fill' excavation-based building approach necessitated by the proposed design of this house, will destroy this natural feature, and also limit the amount of trees that could safely be retained on the site. I refer back to the benefits of early house designs which were often post and beam (or 'pole' houses depending on the slope of the site) and allowed dwellings to "sit lightly on the earth". Massive excavation as proposed here will have an adverse impact on soil, erosion and risk landslip (as we've seen occur quite recently on the Plateau).

A recent example of this post and beam approach being successfully applied on the Plateau is no.63 Loombah Street. Although trees were cleared for the final build, this more environmentally sympathetic design and pier and beam build technique allowed for the retention of more trees.

Mid Century Modern building and interior design is incidentally growing in popularity. Well preserved MCM houses, in particular "Bush Modern" style, with beautiful surrounds are highly sought after.

The architect of this property has an opportunity to both build an actual 'environmental' house and one with an 'on trend' and locally recognised aesthetic.

Council, please ask for a redesign of this build.

*Impact on wildlife and biodiversity.

The undeveloped bush blocks of no. 288 and 290 Lower Plateau Rd, are the only unobstructed corridors for wildlife living in Lower Plateau Reserve.

Lower Plateau Reserve is of both ecological and historic significance, being one of 6 Bilgola Plateau parks dedicated to the 'people and wildlife' in 1931 by AJ Small. Lower Plateau Reserve and its closest neighbour, Plateau Reserve, are precious pockets of remnant Duffy's Forest ecological community, which is listed as Endangered. (EEC)

Aside from access via these two bush blocks, the reserve is completely surrounded by developed residential blocks, with all of the threats of endangerment to wildlife that they pose: broken tree canopy, pools, pets, people etc. Once these corridors are destroyed, the wildlife will be essentially trapped. This exact scenario of isolation contributed to the demise of our local koala community when the Pittwater Palms development was approved. Please consider this.

* Not only is the proposed site an important corridor, but it contains multiple nesting hollows which must be considered for retention.

I understand there is now evidence that the blocks and surrounds are used by threatened species Gliders, as well as Powerful Owls, bandicoots and various marsupials and reptiles, therefore the highest consideration for the protection of the site must be the outcome.

Please reject this DA . A balance can, and should be met, especially given there is a neighbouring block that will inevitably face development.

To this end I support the submissions of Tulloch, Skelton and Tonkin.

Thank you.

