

From: [REDACTED]
To: [Council Northernbeaches Mailbox](#)
Subject: TRIMMED: RE: DA2024/0303 - 337 Lower Plateau Road BILGOLA PLATEAU NSW 2107
Date: Wednesday, 28 August 2024 5:27:22 PM

We have six primary concerns with this proposal.

1. We don't see how this proposed development meets the criteria specified in the 'Officer comments' on page 1 of NBC's Landscape Referral Response 27/08/2024. How does this particular DA reconcile with NBC's overarching obligation to preserve our environment?

2. Removing 26 prescribed trees, irrespective of their various Retention Values, prioritises property exploitation ahead of the overriding environmental protection of the local area.

3. Also, what's to stop future removal of any of the 167 'exempt' trees (64% of the trees on this site) at the whim of the three individual property owners?

Any traversing fauna (the ones who obviously didn't get the memo about the on-site inspection on 10 July 2023 - see Flora and Fauna Assessment, Summary section/Methods/Results on page 1) would be negatively impacted by the loss of tree canopy, irrespective of tree type, along with the area's defining vegetative character.

I am again reminded of the line used in a recent campaign on behalf of the local environment and its natural inhabitants: "Don't destroy my home to build yours."

4. From the flora perspective, what specific penalties would the Council impose for any breaches of an approved DA?

5. Consider this development's disruptive and ongoing impact on the 13 adjoining properties - privacy, noise etc. Thirteen! And how many properties in the Bilgola area require their own traffic lights (Traffic Assessment Report - page 2)?

6. We are also concerned about the environmental impact of the increased hard surfaces this development would bring.

The reports from the professional services engaged for this project miss something their report metrics can't embody and define: the area's unique character.

This DA's housing formula of 1=3 will do nothing to enhance this area's character.

In conclusion, this is a disproportionate DA for the area involved.

Kind regards

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