

**DA No: 2019-1129 Lot 2 DP 531960 39 Cabbage Tree Road Bayview**

On behalf of Bayview Golf Club Ltd I wish to object to the proposed development at 39 Cabbage Tree Road Bayview NSW 2104 on the basis that it is a non-complying development under:

- EP&A Regulation 2000
- NSW Government Floodplain development manual
- Section 117 Direction on flood prone land, amongst other planning instruments.

The subject lot is zoned Zone RE2 Private Recreation and the Objectives of the zones are:

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.

I submit that the proposed development fails to:

- Protect and enhance the natural environment,
- Is not integrated with the landform and landscape and visual pattern of its surroundings.

For these and the following reasons it must be rejected.

The subject land is a small and irregular remnant lot in a high hazard flooding area.

**1. High hazard floodplain lot**

How can this small awkward piece of land be considered safe for this development to be used primarily by seniors? Some of whom must have disabilities and require special assistance. Having worked at the club for 10 years on numerous occasions I've seen this particular block of land completely underwater along with flood water running across the road. Bayview Golf Club would want to know how this built up structure would affect our current maintenance shed and if this development would increase the severe flooding we already suffer from.

**2. Cabbage Tree Road issues**

Cabbage Tree Road is a narrow single lane road separated by double yellow lines for hundreds of meters on each side of the proposed development. This road has no service lanes or parking availability along this length, not to mention the continually increasing traffic along this road as it is being used for a short cut to avoid Mona Vale. The plans for the proposed development

include the kerbing and guttering of this section of road, thereby leaving absolutely no service or parking opportunities for hundreds of meters. I can only assume visitors to the proposed development would plan to park on the golf club's property outside our maintenance shed, creating access issues for staff and hampering day to day operations.

## **5. Tree removal and lot maintenance**

The proposal suggests that 59 out of 85 trees on the site be removed. It should be noted that of the 85 trees "on the site", 22 are either on the road reserve or on golf course land. How could these trees possibly be replaced on such a small parcel of land?

Kind Regards

David Stone

General Manager

Bayview Golf Club