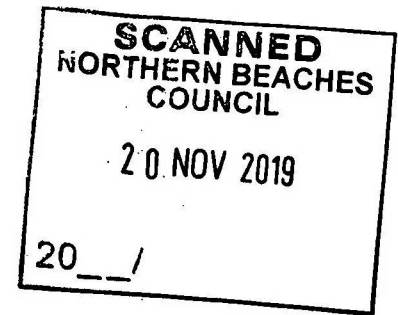


**Cynthia Leabres
46 Cabbage Tree Road
Bayview NSW 2104**



16 November 2019

The General Manager
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099



For the attention of Mr. David Auster

With reference to DA 2019/1129, 39 Cabbage Tree Road Bayview

Dear Sir/Madam

I am the owner of a property directly opposite 39 Cabbage Tree Road and lodge my objection to this proposed development as I believe it does not meet the current planning regulations and is not in the public interest.

On the golf course side, Cabbage Tree Road has no buildings, except a single-story maintenance depot which is set well back from the road. This is planned to be relocated up the hill and away from any houses. The proposed industrial-style multi-story building is inappropriate in a residential area as it will look completely out of place amongst all the green trees, bushes and lush grasses. Even more so after the maintenance area is moved.

The visual impact of the concrete driveway and the ground level parking for 10 vehicles is completely out of character with this area. It will totally clash with the visual streetscape.

The property at 39 Cabbage Tree Road has become degraded and neglected. Nevertheless, it remains a very valuable and high priority wildlife corridor. I believe it is incumbent on us to preserve and conserve rather than destroy rapidly disappearing pockets of natural habitat. Particularly when there is no commensurate community value or benefit from this imposition.

I cannot understand how this proposal can be completed and operate without a lot more damage to many more tree than this proposal describes. How will construction machinery operate in such a boggy area without taking out more trees, roots and limbs? How will industrial delivery and waste removal trucks access this busy Cabbage Tree Road site? It is one thing to say that "she'll be right, mate" but are the glaring unexplained risks worth it for a project with no public support, no evident need and so obviously commercially unviable?

This block is known to flood very quickly after heavy rain with water covering the whole site. How can this be suitable for use by seniors like me? I have seen the site plan and am very concerned about the community resources it would take to evacuate so many people from this building into floodwater should the need arise. It is easy to say that the visiting seniors can shelter in place but what if the alarms go off and evacuation procedures are activated?

How could just two staff manage all this by themselves in the likely confusion? Will there be an emergency drill for every visitor for familiarity with emergency protocol?

I do not believe that this is a viable location for such a small gym and rehabilitation area. It will be expensive to build and operate. The block is too small to provide the full range of demanded services and amenities so easily available at many alternatives just minutes away. And public transport here is infrequent and there is very little, if any, close-by parking.

The idea of a single van to transport seniors, many apparently for rehabilitation, is simply unworkable. I fleet of vans with mobility aid capabilities would be needed to provide anything like a satisfactory service to meet the stated attendance numbers. Many older people needing rehabilitation are not very agile or mobile and need time, care and expertise.

Anyway, why would people even bother when there are so many well located and very capable services already in place within their own retirement villages as well as the local privately-operated enterprises and our two local hospitals? And who would be willing to pay for such an uncomfortable, unnecessary shuttle van experience with its inevitable delays?

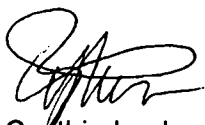
I believe that the parking provisions are totally inadequate for the kind of development proposed and for the numbers of seniors who would need to very regularly attend. I think the shuttle bus is just a device to mask the obvious failings and futility of this unviable proposal.

I understand that the actual car parking area is planned to be below ground level. What, on a block that floods regularly? Seriously? Will seniors forced to wade through dirty water to get to their transport by happy? Or after waiting for hours to get home? Does anyone believe that they will ever come back? And word spreads rapidly via social media these days.

This uncompetitive proposal just doesn't make any sense. Our community is oversupplied with superior existing facilities to meet the exercise and rehabilitation needs of our whole community. These are staffed by well-trained accredited professionals. Most feature heated indoor pools, cafes and other desirable amenities. If permitted, this proposed venture would simply cannibalize business away from them for an overall net community economic loss.

In summary, this proposal is not in the public interest, serves no evident community unfulfilled need and simply does not stack up in its proposed form. It will cause community outrage when it becomes better known and will very clearly harm local amenity, values and the environment. It will set an unfortunate precedent for our area and will be a millstone around the community's neck for ages. This proposal is without merit and must be refused.

Yours faithfully



Cynthia Leabres