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Subject: Online Submission

12/08/2018

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RE: Mod2018/0327 - 79 Cabbage Tree Road BAYVIEW NSW 2104

This application should be rejected for the following reasons:

1. Although the development may be substantially the same following the modification of 10 additional car spaces, however nothing in the vicinity of the development is remotely the same as when the original DA was granted in 1982. There has been a significant increase in vehicular, cyclist and pedestrian use of that part of Cabbage Tree Road. There has been a significant encroachment on wildlife which includes wallabies, kangaroos, echidnas, possums, water dragons and rare frogs, to mention but a few. Any further development on the site should therefore be looked at as "the straw that broke the camels back" and should be rejected.
2. Due to the upcoming change of use of Mona Vale Hospital, further development of retirement villages in Bayview may be considered as not being in the public interest. These villages should be developed closer to Belrose and Frenchs Forest.
3. The original DA was granted, as long ago as 1982, and no construction of stage 2 has begun. During this time, Bayview and surrounding suburbs have drastically changed. Senior housing is prohibited under the zoning RU2. For these reasons, any further development relating to the prohibited use of senior housing, in this instance the 10 additional parking spaces, must not be permitted.
4. Granting these modifications will set a precedence for other RU2 zoned properties in Bayview.
5. Proposed earthworks and retaining walls will likely impact on adjacent trees, other than the four which will be destroyed as part of the proposed modification. Some of these trees therefore may subsequently die as a result.
6. Existing use rights should not apply since no parking has been previously possible where the 10 additional parking lots are proposed. Moreover, no parking will be possible there without substantial earthworks and retaining, as well as environmental impact.