

Detemination Panal  
Re: DA Aplication 2019/1129  
39 Cabbage Tree Road  
Bayview NSW

Michael Deitert van den Bosch  
Julie Ann van den Bosch  
44 Cabbage Tree Road  
Bayview NSW

The proposed construction for a rehabilitation gym in is not in the public interest, there are several of these facilities within walking distance from this location with more off street parking than what this facility is supplying. The plans show parking for only 10 cars and the facility is supposed to cater for 20 to 30 people at a time, this means there won't be enough spaces, so clients will look for alternate parking. There is no parking on Cabbage Tree Rd., so they will be parking on Annam Rd., which is already heavily parked out with car ,boats, trailers and caravans, often enough the bus has to pull up outside the bus stop because there are vehicles parked in the stop. Buy parking in Annam Rd., this will mean that the people who are coming for rehilitation will have to walk down Annam Rd., and cross Cabbage Tree Rd., to enter the facility by the driveway. Cabbage Tree Rd., is a busy road and becoming more so, with many vehicled more often than not exceeding the speed limit.

The car park as shown on the plan is under the building and will be inundated as shown on the plan in times of heavy rain, any flooded vehicle in this car park will leak fuel and oil into the water ways along with the garbage which will find it's way into Pittwater, the council and the E.P.A. have made all marina install extensive polution catchment systems and I can't see any polution controls for this development.

I really can't understand why this development is being considered given the car park will be flooded, it looks like we will have another Opal Towers situation in the making.

This DA is asking for exemptions to the planing rules buy way of less parking requirement in a flood affected area , reduced building set back from the road. The garbage pick up area is shown to be on the foot path which is council property 10 meters by 2.5 and this being a commercial operation will creat more garbage than a normal home so will need more than one pick up per week, as shown on the plan the trucks will have to drive onto the foot path to pick up which is against the law. We have a lot of aged care facilitiy's in the area and these people do there daily walk so by these trucks entering the foot path we are increasing the chances of similar accident that killed an elderly lady in Dee Why.

The mere fact that all these excemption are be asked for proved that this development does not fit the sight and will be out of character for the area.

Reading the council report all the recommendations given by the developer have been taken on with no regard to the point of objection given by the previous residents submissions.

Yours Faithfully

MD and JA van den Bosch