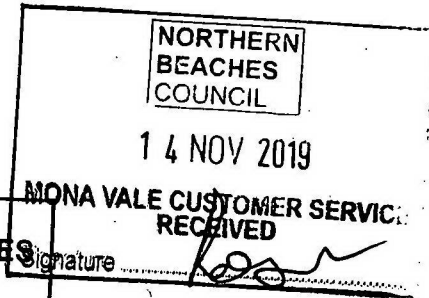


**James and Marie Matthews**  
**48 Cabbage Tree Road**  
**Bayview NSW 2104**  
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Tel: 02 9999 3051

14 November 2019

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



Attention: Mr. D. Auster

Proposed Development: DA 2019/1129, 39 Cabbage Tree Road Bayview

Dear Sir/Madam

We own and live in the property most affected by the proposed development at 39 Cabbage Tree Road and wish to object as this proposed development does not meet the current legislation.

We are seniors and have used rehabilitation facilities ourselves. Reading the available documents, we fail to see how this proposal can meet the needs of a rehabilitation gym aimed at seniors or retirees aged over 55 years. We are concerned that this is just another attempt, the fifth, to get permission to develop this small flooded block for, frankly, anything at all.

### **Community Benefit**

We socialize frequently and have discussed the proposed amenities of the rehab gym. The consensus is that is not at all attractive to our peer group. No heated pool, no physio, one coach for large groups... what, no café?

Our friends all tell us how much better that have it where they go. We honestly believe it is an idea without merit, without a market and without any homework. We cannot see any benefit to the community at all but we can clearly see business failure.

### **Local Amenity**

This building will stick out like a sore thumb as the only multi-story building on the golf course side of Cabbage Tree Road. It does not fit in with the local landscape or desired character of the area. It will devalue local amenity and be an absolute nuisance to neighbours.

### **Community Safety**

We have seen this block flooded so many times, sometimes with water totally inundating it right up to and over Cabbage Tree Road itself. In the event of an emergency, how will

seniors, some less abled as they are in for rehabilitation, be successfully evacuated in the event of an emergency?

We understand that seniors can shelter in place during flash flooding and worse; but what if there is an emergency? How will seniors be evacuated across flooded land and then across a busy flooded road in atrocious weather? How will this be achieved by just two staff without the help of emergency services? There is no doubt in our minds that outsiders will be put at risk for no community benefit whatsoever.

### **Fitness for Purpose**

As seniors, we know we are less mobile than we used to be. How are our special and individual needs rehabilitation and fitness needs going to be met by just one coach looking after 20-30 people at one time?

Our rehabilitation was closely supervised, often one-on-one, by accredited physiotherapists and rehabilitation nurses. Not by coaches, personal trainers and dance class leaders.

We used specific equipment and made great use of heated therapy pools. None of this will be available here.

We believe that the applicants have no idea whatsoever of what is required to run a rehab gym for seniors and we are concerned about the real possibility of inappropriate treatment that will worsen existing conditions.

### **Environmental Damage**

The proposed development is a high value wildlife corridor that supports flora and fauna, even in its over-grown and unkempt state.

It is within the boundary of Cahill Creek that drains into Pittwater.

There are high value trees within and on the boundaries of this lot.

Looking at the plans, we fail to see how the local environment can be guaranteed to be protected by the proposed development works. Surely, more trees will be damaged than the one marked for removal and replacement. What about the roots and branches?

How will sediment be prevented from escaping if the whole site is inundated and under half a meter of flowing water during a flash flood?

We believe that there will be irreversible environmental damage without any compensating community benefit whatsoever.

### **Parking and Van Service**

There is only provision for 10 parking spots for up to 50 people on site at any one time. How does this work?

There is a proposed pre-booked shuttle van service that can accommodate, maybe 12 seniors. Seniors should not be herded like sheep; they need time and space as well as care and understanding. Even if the van could make two round trips an hour, it still wouldn't make this venture viable. The parking and van service proposals just do not add up on this industrial-type development on an undersized block and this must be rectified.

And the parking area itself will apparently be 10 centimeters below ground level. Every time it rains it will pond at least to that depth. And that means seniors, some with mobility aids, will have to wade through water to get to their transport. Not too pleasant in winter, we suspect. Will this unusual design feature be promoted as a wading pool?

### **Cabbage Tree Road Parking Amenity**

This is a narrow single lane road without any place to park or even stop to make deliveries due to the double yellow line. In the past and for now, delivery drivers to the strip of houses opposite 39 Cabbage Tree Road can stop on the green verge and can make their deliveries.

Visitors to our homes and even to the golf course park there as it is the only practicable place for quite some distance. Under this proposal, this necessary amenity will be curbed.

Where will be able to park if this side of the road is curbed and guttered as part of this proposal? We consider this as a vital amenity and it cannot simply be forfeited.

### **Property Damage**

This site is part of the Cahill Creek floodway and when it floods debris-strewn water flows across the site and onto both Cabbage Tree Road and Bayview Golf Club. Any building construction, bins, parked cars and the like will divert more water away from the drainage channel and onto these properties and community amenities.

We fail to see how this site can be developed to be obstruction-free to the natural flow of floodwater.

### **Conclusion**

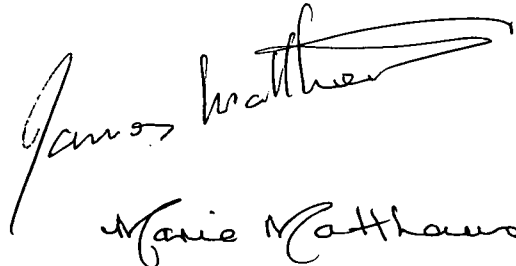
In conclusion, we are seniors and we have derived great benefit from professional rehabilitation services conducted by accredited staff and facilities. There is simply no way we would bother with this proposed facility at all.

To us, it appears to be a sham, a fifth attempt to obtain approval for something without any regard for the community, the neighbours or even its own potential customers.

If approved, it will set a dangerous precedent that will encourage our inappropriate development in area.

The proposed development fails to meet many conditions of the Pittwater environment and development control plans and should be refused.

Yours sincerely

The block contains two handwritten signatures. The top signature is 'James Matthews' in a cursive script. The bottom signature is 'Marie Matthews' in a similar cursive script.

James and Marie Matthews