
Sent: 9/02/2018 3:12:08 PM
Subject: Online Submission

09/02/2018

MR David Palmer
26 Cicada Glen RD
Ingleside NSW 2101

RE: DA2017/1274 - 52 Cabbage Tree Road BAYVIEW NSW 2104

I am opposed to the development for the following reasons:

The proposed development is on land that has been identified by Northern Beaches Council as a high priority wildlife corridor. A number of endangered species have been identified in the vicinity, such as Powerful Owl, microbats and Glossy Black-Cockatoo.

It is out of character with surrounding land uses (mainly single residential buildings on larger lots)

It will require the removal of over 150 mature local native trees

The buildings are too bulky and high for this location

Creation and maintenance of a bushfire Asset Protection Zone could cause further loss of native vegetation, especially understorey.

It removes open green space from the golf course land and will force existing recreational activities into a smaller area. Appropriation of green space for other, non-recreational, purposes is an on-going process on the Northern Beaches, the latest being removal of part of Village Park, Mona Vale for a bus stop.

Installation of the proposed roundabout at the intersection of the access road and Cabbage Tree Road will hinder the free flow of traffic on Cabbage Tree Road. This road is increasingly being used to bypass the Mona Vale commercial district and when the Ingleside residential development is complete, the traffic load on Cabbage Tree Road will increase dramatically.

Thank you for the opportunity to comment.