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**Sent:** 8/02/2018 6:01:34 PM  
**Subject:** Online Submission

08/02/2018

MRS Sandra Taylor  
13 Parkland RD  
Mona Vale NSW 2103

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

RE: PROPOSED DEVELOPMENT NO. DA 2017/1274  
Subject Property: 52 Cabbage Tree Road and 1825 Pittwater Road, Bayview

The issues that are of concern to me, and my family, as a result of this proposed development and which require close scrutiny by those assessing this Application are:

Size of development - The development is too large in size for this environmentally-sensitive location - height, bulk and scale and as such, this site is not appropriate for such a development.

Stormwater issues & flooding - The subject land receives stormwater from watercourses through bushland and nearby residential land. The Stormwater Management Report states that 75% of the site is hard, impervious surfaces. The development proposes a water retention tank, to which all surface water will be directed. Obviously, once the tank is full, it will overflow and all surplus water will be discharged under Cabbage Tree Road and into the creek. Therefore, there will be more water than ever before going into the creek at that one point with consequential increased risk of flooding, in particular affecting the residential properties that border the golf course along Parkland Road and Kunari Place.

The raising of the golf course land, as proposed by the flood mitigation works, surely must increase the risk and exacerbate the frequency and impact of flooding that already occurs to the residential properties bordering the golf course (a flood-risk zone).

Can we be guaranteed that the intended increase in the capacity of the watercourse on the southern side of the golf course will actually lower flood levels for the adjoining properties? Has the effect of the combination of heavy rain and high tides, when the flood gates close and cause a back up of floodwater along the watercourses, been sufficiently taken into account?

Anne Clements, in her report, states, regarding 'Stormwater issues to be resolved' that the area of "the cut drainage lines close to the south-west, south and south-east boundaries at the rear of residential homes" "requires further investigation and discussion with Council and the engineers".

Increased volume of traffic along Cabbage Tree Road, Parkland Road and Samuel

Street (already narrow and busy roads), as a result of the number of vehicles likely to occupy the 186 carparking spaces in the development, visitors to the potentially 190 or more residents, staff, service vehicles etc. Of particular concern, is the fact that Parkland Road will be used as the most direct route from the development to Mona Vale shopping centre and will bear the majority of the increased volume of traffic.

Unsafe for pedestrian traffic - the footpath along Cabbage Tree Road is unsafe for any person let alone seniors who would use it to walk to local recreational areas and bus stops at Annam Road, Pittwater Road, Parkland Road and Samuel Street.

Impact of Increased population as a result of over development in the local area, is creating too many cars, too much traffic congestion, too much stress on infrastructure and facilities. This development will only exacerbate those problems.

Detrimental effect on the flora and fauna especially being in the middle of the wildlife corridor with threatened species. Replacement vegetation will take many years to grow.

How can we be sure that the measures recommended in the reports provided on behalf of the developer will deliver the intended results? Are we laypersons expected to understand, not question and rely totally upon the recommendations of reports provided on behalf of the developer?

I hope that the Council can make an informed assessment of the statements and measures recommended in these reports?

Kind regards  
Sandra Taylor