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Subject: Online Submission

12/10/2018

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

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

I refer to the amended plans lodged with Council as part of the NSW Land and Environment Court Proceedings. Despite these amendments, the following remain issues of concern and are reasons for this application to be refused:

1. The development is still too large in bulk and scale, out of character with the neighbourhood in this location and not appropriate on this environmentally sensitive site/land. It is an overdevelopment on open space land. The site/land is identified as "Biodiversity" and as such requires "environment protection" not destruction. Accordingly, this site/land is not appropriate for such a development.
2. The permissibility of the proposal under the SCC and SEPP (HSPD) 2004 is not fully resolved and needs to be determined by the Land and Environment Court.
3. I support the concerns expressed by David James in his submission of 07/10/2018 re stormwater/flooding issues.

My home overlooks the golf course. I have lived here for 41 years and I have, on a number of occasions during that period, witnessed the flooding of homes adjacent to the golf course. The proposed raising of the level of the golf course, combined with the added load of increased amounts of stormwater created by being directed from the site of the development and re-directed from the golf course floodplain, into the watercourses, will make the situation worse not better, increasing the risk of flooding to neighbouring residential homes.

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. This action, combined with the raising of the golf course land/floodplain and the redirection of floodwaters from the golf course into the watercourses (as proposed by the flood mitigation works) can only result in more water than ever before going into the watercourses. Surely this must increase the risk and exacerbate the frequency and impact of flooding that already occurs to the residential properties bordering the golf course (an identified flood-risk zone).

Where is all this additional stormwater, which previously would have been absorbed into the land on and around the development site as well as across the golf course floodplain, going to go? There is a high risk that the flood mitigation works will fail. This situation will be made worse if at the same time there are high tides, which prevent the tidal gates (tidal reflux mechanisms) from opening (situated where Cahill Creek runs under Pittwater Road), resulting in back up of floodwater along the watercourses. Widening the watercourses will be of no use if the water has nowhere to go and cannot escape. There is also the added impact to the risk of flooding by future sea level rise, with the connection of the watercourses to the Pittwater estuary.

I cannot see that all these aspects, when COMBINED, have been taken into account in the flood and stormwater reports, especially the impact of the tidal reflux mechanisms. This makes the existing reports unreliable (e.g. the Flood Impact Assessment by Cardno and Stormwater Management Report by Marchese Partners).

If Council considers the flood mitigation works proposed by the developer are a solution to the flood and tidal inundation issues, will Council remove (or reclassify) the notations of "Flood Risk Management Policy" and "Subject to Tidal Inundation - Future Exposure", which currently apply to the zoning of many properties neighbouring the site of the development and the golf course floodplain?

4. The location of the entry and exit points of the proposed development is totally inappropriate and risks the safety and lives of persons in vehicles entering and leaving the site, due to the very close proximity of a crest in Cabbage Tree Road which prevents a clear line of sight. Cabbage Tree Road is known as a "rat run" and fatalities have occurred on this particular stretch of the road. With growing population, the volume of traffic along this road will increase substantially. The proposed development, with the added hundreds of vehicles entering and leaving the site at a roundabout on a dangerous rat-run, would only make a dangerous situation much worse.

5. The development negatively impacts the residents of the Barkala Estate and increases the danger to lives of those residents in the event of emergency evacuation.

For all the above reasons, the development as currently proposed by this Amended Application should be refused.

Kind regards
Sandra Taylor