



To The Northern Beaches Council .

Planning Department . Attention Ms Lashta Haldari.

DA 1274/2017 ---- 52 cabbage Tree Road Bayview NSW 2104 --- 95 Units 4 storeys high.

The development may be approved subject to compliance with the following :

The land still owned by registered Club ?

Capable of integrating with the landscape ?

Requirements under SEPP 2004 ?

NBC strategic policies , LEP's and DCP's?

Not change the character of the area ?

Replanting within the development site not outside it ?

Clause 33 of SEPP 2004 satisfied? Protection of trees- 252 removed ?

Environmental concerns and constraints satisfied ?

Bulk & Scale issues addressed? 4 storeys compatible with existing "low rise " dwellings?

Design principles for SEPP 2004 Part 3 Division 2 addressed?

NSW Dept of Planning circular PS18/01 for local character?

Objects of the EP & A Act 2017 implemented ?

SCC requirements met on determination?

Unit mix adjusted to a more even mix e.g. 50-50 of 2 bedrooms to 3 bedrooms ?

SEPP clause 65 – Context & neighbourhood Character – location -site analysis?

Height issues , floor space issues ?

Public interest issues clause 4.6 ?

Only building in R4 zone is Delmege building Mona Vale 2kms away – this will be R4 zone ?

Kind regards

Peggy Craig

12 Annam Road

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