
Sent: 11/02/2018 6:11:34 PM
Subject: Online Submission

11/02/2018

MR Neil Tuckerman
70 Cabbage Tree Rd ST
Bayview NSW 2104

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

We protest strongly against the Waterbrook / Bayview Golf Club DA2017/1274.

- It does not and cannot comply with all ecology and development standards in SEP No 5. The proposed level of development massively exceeds every metric of the Development Control Plan.
- As inconvenient as this may be, this is environmentally sensitive land and it is planned for the site to be almost entirely covered by an impermeable surface that will not allow rainwater infiltration. Furthermore, the basement excavation will intercept all ground water flow.
- It is noted that the design height for the proposed buildings is 14.5metres compared with the height limit of 8.5metres for development in this area.
- The outline of the buildings E & F shown in drawing DA3.03, when viewed from our property, will rise an incredible six-storeys above ground level, head and shoulders above the current tree line, which will reduce in level because of the planned destruction of 120 trees. If the basement levels are added, the rise in storeys (refer to BCA definition) is actually more like eight-storeys.
- The entire development will exceed some 300metres in length and the drawings show that it would rarely be less than 4-storeys in height above ground.
- The bulk and scale of the proposed retirement village massively exceeds the bulk and scale of any adjoining properties and neighbouring retirement villages such as Bayview Gardens and Peninsula Gardens, which are predominantly single and two-storey residential structures.

About Our Adjoining Property to Bayview Golf Club: (BGC)
70 Cabbage Tree Rd. Bayview. NSW
Land Area : 1400 sq.m
Purchased and lived here permanently since October 1996.
We share a common boundary with BGC

- Our Private Eco system:
- Our natural property has been classified Closed Coastal Rainforest
- identified native trees, shrubs and grasses and remnant Littoral Rainforest

A recent DA on our property saw us adhere to strict building guidelines due to Bushfire Geotech and Flooding, and vegetation standards, some of which will be present in the New Development.

- Our Existing fauna:
- Swamp Wallabies. Diamond pythons. Black snakes. Green Tree snakes. Blue tongue lizards.
- Pairs of King parrots. Hundreds of Lorikeets, Small flocks Black Cockatoos. Eastern Rosella
- pairs. Occasional Bellbirds. Lyrebirds. And large Funnel Web spiders, All seen.
- And the mighty Powerful Owl roosts, seen gliding on moonlit nights.
- Diamond pythons often seen around our gardens and Green Tree snakes live among the bamboo on the site.
- BGC and Waterbrook demonstrate a lack of neighbourly sensitivity and therefore ignorance of the real local ecological system.

Environmental Impacts:

- The mass destruction of 150 mature trees to be replaced with buildings and driveways is without doubt environmental vandalism. Legal or otherwise.
- The targeted trees will never be replaced near buildings with a like species due to their unstable nature of falling branches and leaves.
- The development will depend mainly on the remnant escarpment endeavouring to enhance its 'natural inclusiveness". This may be attractive on the inside looking out, but for all adjoining residents and wildlife, nothing could be more obtuse.
- The 150 very mature trees are an essential part of the total ecological system of the whole wildlife corridor.
- The Powerful owl will be driven away from its free hunting range by lights, noise and industrial smells. The trees from which the bird surveys its hunting ground will be destroyed. The big owl hunts at night across the open woodland and fairways from where it can become airborne with its prey.
- The owl depends on the dark, peaceful fairways for its survival.
- The wildlife corridor is a fact and exists. It's a total comprehensive package of environments, each part dependant on the adjoining part. It's a connection of ecological parts. Not as some people imagine being full of little animals running back and forth.
- The Waterbrook proposal displays a lack of comprehension and is misleading the Council, BVGC members and residents, by saying it will improve the corridor.
- By the manner of saying they will improve the corridor, they are admitting it actually exists.
- The width of the wildlife corridor facing along Cabbage Tree Road is approximately 350m.
- This will be cut to just 110m by the Waterbrook development.
- The local atmosphere will change with the removal of trees replaced with hard masonry buildings that retain heat in summer evenings, driveways that blaze in the sun, hard surfaces

that deflect the water in unnatural ways, vehicle movements emitting gasses, air conditioners emitting unnatural sounds, smells and air temps. Its atmosphere will change detrimentally.

- It will change the atmosphere to that which will drive back the natural bushland and precious wildlife to eventual extinction. It cannot be guaranteed that this will not happen.
- In times of atmospheric storms such a development will, despite the best of intentions, cause water to run off from hard surfaces faster and therefore create flash flooding of the lower golf course. The developers cannot build a dam nor turn back the tides that are a part of BGC.

The proposed development will have a detrimental impact on all fauna and remnant trees.

It will change the atmosphere both physically and visually.

Locality Impacts:

- Traffic

A previous development, the Barkala estate project adjoining our northern boundary and the

western most point of the BGC, in its application to Council for access to be granted from and to Cabbage Tree Road via an existing corridor, WAS REFUSED. The grounds concerned safety at Cabbage Tree Road. The Barkala site was just 20

separate housing blocks with say, 30 non commercial vehicles. By comparison Waterbrook plans for 186 parking spaces and daily commercial traffic.

This comparison is a 600% predicted increase in traffic movements into Cabbage Tree Rd. This is a serious impact on road safety at the sight intersection and additional vehicle movements along the neighbouring streets.

- Cabbage Tree Road is already an unsafe road due to its narrow winding one lane in either

direction. Traffic very quickly builds up to a stand still at intersections.

- Cabbage Tree road locally known as "the third lane of Mona Vale Road" due to the volume of cars short cutting from Barrenjoey Road north of Mona Vale, via the BGC along Cabbage Tree road to the Lane Cove Rd & Mona Vale Rd intersection, avoiding 9 sets of traffic lights.

- The close by junction of Samuel St. and Cabbage Tree Rd. is already dangerous and demands careful attention by drivers. There have been very serious accidents and fatalities already recorded.

- The small hill and bridge adjoining the proposed development site and pedestrian golfers

crossing Cabbage Tree road are existing hazards.

Construction impacts:

- Massive excavations, tree removals, site realignment, canes and the import of building

materials will create danger and havoc along the narrow and winding Cabbage Tree Road.

- Access to the site is limited to - Cabbage Tree road to Pittwater road then through Mona Vale or

from - Mona Vale road along Samuel Street a narrow and winding road

- Construction traffic will create damage to road surfaces.

- Dust and noise will impact surrounding private homes and cause distress.

Wild life corridor

- The width of the corridor fronting Cabbage Tree Rd is approximately 350 metres long. The proposed development site consumes approx. two thirds of this distance, reducing the corridor to little more than 100 metres.
- A reduction of 66% in the corridor width. This is a serious impact.
- The noise impact of machinery and construction canes during construction will drive off all local fauna and it will never return. This is a serious impact.

Emergency Access

- Local traffic is already being impacted. At certain times of the day it is difficult for us to exit our property due to heavy traffic flow.
- Emergency vehicles, ambulance and fire fighting vehicles are already constrained by the nature of Cabbage Tree Road.

Financial mismanagement

Through bad decisions and mismanagement, BGC has become the bearer of a large debt from which it cannot find relief. This was the result of a scheme to gift land to a developer and get a new club house in return. The management contract was flawed.

There is no guarantee that history will not repeat itself. At the present time the members and management are not in control. Not all aspects of financing have been prudently considered.

- The Waterbrook development is totally unsuited to this site in both its size and impact on surrounding residents, flora and fauna.
- It will further, place strain on the resources of the Council in maintaining the infrastructures to service the site.
- The access roads are unsuitable to this development on this site.
- There is no guarantee on the future viability of the Bayview Golf Club and it might in fact, hasten its demise leading to a sell off and further development by precedent.

Neil and Samantha Tuckerman