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2 March 2018

The General Manager  
Northern Beaches Council  
P.O. Box 882  
**MONA VALE. N.S.W. 2103**

Re: DA 2017/1274

Dear Sir,

We would like to express our opinion on this proposed development and make the following points:

- Total over-development for the land in this pristine area which will have a major impact on all adjoining properties due to loss of privacy and noise factors.
- Not compatible with Pittwater LEP 2014. What is the point of having LEPs if we do not follow the guidelines?
- Loss of trees and vegetation will have profound impact on the rainforest-type environment which is one of the last pockets in the Eastern end of the escarpment.
- Will totally destroy the wildlife corridor to the Heights in this part of Bayview.
- This area is already prone to flooding under heavy rain and will only get worse through major loss of vegetation and the extensive building envelope will cover considerable ground area that normally would soak up excess rainfall.
- General traffic impact would be substantial on a tight road situation which is already a well-used Western approach to Bayview and Church Point.
- Without a doubt, the normal vehicle ins and outs of this over-development from likely residents and various contractors needed to service 95 units will escalate the traffic hazards.

Summary

In our opinion, the scale and size of this development, coupled with the loss of open space and wildlife habitat, is totally out of keeping with this specific area of Bayview and sets a dangerous precedent for the future.

Yours faithfully,

**Dennis and Dianne Chesser**