
Sent: 20/02/2018 7:30:45 AM
Subject: FW: DA2017/1274 - 52 Cabbage Tree Road BAYVIEW NSW 2104
Attachments: DA20171274 _ 52 Cabbage Tree Road BAYVIEW NSW 2104.pdf;

From: Cathy Kubany [mailto:cathykubany@gmail.com]
Sent: Monday, 19 February 2018 6:38 PM
To: Council Mailbox
Subject: RE: DA2017/1274 - 52 Cabbage Tree Road BAYVIEW NSW 2104

Dear Ms Haidari
please find attached my objections to the development at 52 Cabbage Tree Road, Bayview.

regards
Cathy Kubany

Dear Ms Haidari

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

I write to object to the development proposal for 52 Cabbage Tree Road Bayview. I support the thorough assessment prepared by James Colman dated February 10, 2018.

It is clear that the proponent, the Bayview Golf Club, has encouraged its many members to write in support of this development. I understand that the development is being put forward to address the club's financial position. As occurs in all applications generally, the proponent's desires, support base and financial situation do not constitute grounds for merit based assessment.

The development rides roughshod over most planning instruments relating to this property and has all the hallmarks of another Currawong developer grab.

It is noncompliant with

- the objectives of the Draft Greater Sydney Region Plan 2017,
- EP and A Act objectives relating to environmental protection. The proposal for 7 large footprint buildings within a conservation/ wildlife corridor is totally inconsistent with these objectives. The proposal is located within a Priority Habitat and Wildlife Corridor area of native vegetation. The removal of a large number of healthy habitat trees is of great concern given the presence and requirements of threatened species. By the time construction has been completed and asset protection zones are implemented, with resulting loss of connecting tree canopy and minimised shrub layer within the inner APZ, there will be significant long term habitat loss. It is not possible to 'shift the corridor' as glibly suggested by one of the Club's supporters.
- Northern Beaches LEP - The proposal is contrary to the objectives of the RE2 zoning
- Northern Beaches DCP - the proposal is inconsistent with the desired future character of the locality
- Clause 4.6 variation request - the request to vary height limits is driven by the developer/ proponent's desire to maximise financial viability. This is being done while disregarding the intrinsic values of the site as captured in the current

C Kubany
Architect, ARN 4855
183 McCarrs Creek Road
Church Point 2105

planning instruments. Increased height will offer no environmental benefits but serves only to improve the projects viability. This should not be a consideration in a merit based assessment.

The development is an excessive and destructive proposal within a sensitive environment. It will establish a very destructive precedent for future development in environmentally sensitive areas. It's purpose, to improve the Golf Club's financial viability, is not cause for this level of destruction. While the development may serve the interests of the Golf Club and its patrons it serves no public interest and will destroy forever a significant habitat area. It will provide short term employment and longterm loss of critical habitat and residential amenity.

There are currently 17 Retirement Villages within proximity of the proposed development - none being of the bulk and scale of this proposal.

The question needs to be asked – how often do communities have to invest their energies into defending our unique environments against rapacious development when we already have in place specific development and planning controls?

I look forward to refusal of this development in its entirety.

Yours Faithfully



Feb 19, 2018