

Northern Beaches Council  
Park Street  
Mona Vale NSW 1660



RE: 52 Cabbage Tree Road Bayview NSW 2104 ----- 5<sup>th</sup> October 2018

**DA2017/1274** new plans

The Land & Environment Court needs to address the following concerns,

With the amended plans, following exhaustive research into the host of expert reports listed on Council's website – some reports hundred of pages long to digest .

Legal **Permissibility** Issues – not fully resolved as yet ? Should have happened 2<sup>nd</sup> SCC!

SEPP 2004--- Requirements set in SCC by Department of Planning not met

The Typology, Scale, Bulk and Height of the proposal is not compatible

With the low rise housing adjacent and next to development .?

Does not contribute to the quality and identity of the area particularly

built form instead of scenic landscape .? Development can't be integrated !!

Fails the principles of context and neighbourhood character of SEPP 65?

The impacts on Biodiversity are SUBSTANTIAL and ADVERSE

Particularly the Microbats and Powerful Owl ? Not satisfied.

The visual impact of the proposed buildings is incongruous to the existing low scale residential and recreational character of the area SEPP 65?

What happened to the objectives of the RE2 Private Recreational zone? Nothing!

Clause 33 SEPP 2004 still not addressed and is unlikely to be in the future.

Do the golfers really , really want their golf course carved up and be unable to play, whilst these huge buildings are built ?? Long way to drive to Palmie for a short game of 9 holes ?

I don't want to go further into the list of regulations not adhered to or non-compliant, but will leave that to the Judge of the Land & Environment Court .

Yours Faithfully ,

Merv Burns

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