

**Re: Revised plans for Oxford Falls retirement Village**

To whom it may concern,

Re development application DA2004-1402 for the Retirement Village at Oxford Falls,

Developers are renowned for a number of things. Two of these are ;

- 1) Lodging an original plan to shock the local residents and then lodging a slightly smaller plan calling it a " compromise ".
- 2) Lodging plans close to Christmas when people are very busy and have little time to focus on objection they may wish to lodge.

**This developers has successful met both these requirements .**

We would ask the Council to extend the period of objection for a further 2 weeks until 14<sup>th</sup> February so residents can fully consider the proposal. As this proposal is possibly one of the largest that we have ever received, and there are so many aspects related to this proposal it is very appropriate that we extend the usual timeframe.

This new development does not address the concerns which were evident in the first proposal. The loss of the scenic green belt, some 25 kms from the city is a buffer between the urban areas of Frenchs Forest and the Garrigal National Park which is the home of a great variety of Flora & Fauna.

The addition of extending Barnes Road down to Oxford falls road is also a major concern. The road with the application only considers the addition of traffic from the Village, it makes no consideration of traffic that will use Barnes road as a short -cut to Skyline shops, Frenchs Forest business parks, A road and other destinations. Barnes, Myra, Iris and other streets would find a huge increase in traffic on road and intersections not designed for this volume of traffic. There could quite possibly be hundreds of additional cars using these roads. We also have serious concerns about the risk of major flooding off to Narrabeen Lakes.

The bulk, height and the number of people proposed to be housed in this Village is completely in conflict with the area, and with the Council's own guidelines for the area.

Our other areas of concern are:

- The risk of safe bushfire evacuation in an emergency for such a large number of people.
- The huge number of people to be housed in the Village and the large amount of services needed, including power, water, transport etc. we already suffer from lack of services.
- The proposed development is not consistent with the visual quality of the surrounding environment.
- Multi-level Residential Units don't fit with the site and local character of the area.

The Administrator of Warringah Council has been reported to be working towards stopping the development of the land so that Developments like this cannot proceed. Surely this is an ideal opportunity for the council to consider the concerns of the community.

display to developers considering inappropriate developments that the council will support the w community and reject any similar proposal. Failure to do this will result in the opening of the flo many areas in Warringah.

We ask the council to reject this proposal outright. There are so many reasons that this proposal : proceed that it is difficult to imagine any reason why it would. So please reject this proposal for t residents and for the generations to come.

Yours sincerely,

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