
Sent: 8/10/2018 10:42:40 PM
Subject: Online Submission

08/10/2018

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

I attended the recent RPC meeting and three sets of comments stuck in my mind:

- 1) An ex councillor commented that the development meant giving up 5% of the open space to save 95%. Unusually, the development does not border anyone's property, but is set in the middle of golf course land.
- 2) An environmentalist commented that to be a useful environmental space it would need to be 10 times larger. His final reflection was that environmental land needs to be paid for by the council or government
- 3) A number of people opposed the plan with comments that the golf club management was incompetent and "there was no reason for the community to bail out an incompetent golf course".

The facts are membership in metropolitan NSW declined by 1.6% last year (https://www.golf.org.au/site/_content/document/00041674-source.pdf page 24) and this decline is likely to continue. There are a dozen golf courses within about 15 kilometres of Bayview.

All golf courses are in trouble, and Bayview will go broke if nothing changes: Choices are:

- a) The Waterbrook development goes ahead and the club survives
- b) The council buys and maintains the land
- c) The club goes bankrupt and the land goes to a developer for medium density development.

Giving up 5% to save 95% seems like a wonderfully good idea to me.