
Sent: 28/02/2018 7:32:09 AM
Subject: FW: DA 2017/1274 - Bayview Golf Club

From: Mackenzie Price [mailto:m@mackenzieprice.co]
Sent: Tuesday, 27 February 2018 5:30 PM
To: Lashta Haidari; Council Mailbox
Subject: DA 2017/1274 - Bayview Golf Club

To whom it may concern,

I write this letter to oppose the proposed Waterbrook/Bayview Golf Club development DA 2017/1274.

I formerly lived in Bayview with my family for close to 15 years. Around 10 of those years was on a property that backed onto Bayview Golf Course near the proposed development. We no longer live in the area nor have any vested interests in any properties on the Northern Beaches.

The area is a hotbed for native wildlife. In my years of living in the area I have had firsthand experience with countless powerful owls, tawny frogmouths, snakes, masked lapwing plovers, brush tail possums, ringtail possums, flying foxes, blue-lounged lizards, rock wallabies and bandicoots to name a few. These animals will suffer greatly with the proposed development. Over 150 native trees are proposed to be removed with this development. While the developer says they will be replanted, surely these young trees are no replacement for the mature trees that once stood on the land. It is doubtful that there will be any ongoing checks on these newly planted trees to ensure that they live a healthy life growing to maturity instead of being neglected over the coming decades.

The development is also going to see a large population increase due to this development. This will of course increase the amount of artificial light that is occurring in this area from interior unit lights, street lights, pathway lights and headlights of cars. It will also see an increase of noise with vehicles now being able to have 24/7 access to the site and the potential of businesses like cafes and restaurants now operating in the area at all times of the day and night. With up to 200 residents, it is also unclear what pets these new residents may have. Domesticated animals, especially cats, can have a large impact on wildlife killing countless birds, snakes, lizards and marsupials.

These changes will all keep animals away from Bayview Golf Course - a well known wildlife corridor that joins Ku-Ring-Gai Chase National Park, Katandra Bushland Sanctuary, bushland surrounding Minkara and Barkala Roads and Waterfall Cottage on Cabbage Tree Road to Winnererremy Bay and surrounding areas.

I also have concerns with the extra traffic that this proposed development will bring. The proposed development will see up to 200 new residents using Cabbage Tree Road and surrounding roads daily. In addition to this are countless employees, deliveries and builders that will be working at the site and needing access 24/7. Cabbage Tree Road is used as a shortcut for many residents living not only in Bayview, Church Point and Mona Vale but also for many areas north of Newport to cut through to Mona Vale Rd at Ingleside or bypass Pittwater Rd as a shortcut to get to Warriewood or Narrabeen. The extra traffic will make it harder for existing residents to evacuate the area safely if the unfortunate event of a bushfire were to occur in Bayview. Residents of the Barkala Estate rely heavily on an emergency vehicle access trail that runs beside Bayview Golf Course and joins Cabbage Tree Road next to the proposed entry for the development. Cabbage Tree Road is also a well known blackspot with many blind corners and crests. The road has been the scene of many serious crashes in recent years with at least 2 of those being fatalities. Due to a lack of parking at nearby houses and retirement villages, Cabbage Tree Road is also being treated as a dumping ground for boats on trailers and caravans to be parked for the majority of the year. This can only get worse with the proposed development.

This all comes at a time when many other roads in the area are under increasing stress from other development. Mona Vale Road has continued to be ignored despite community outcry. This will only worsen now with a plan for 3,400 new properties in Ingleside and development occurring through Duffys Forrest and Terry Hills.

The golf club talks a lot about how this development is needed for the continued financial viability of the club. No mention is made of the financial impact that will be felt on residents who have a property that backs onto the golf

course or in the surrounding area. These properties sell at a premium due to their location: backing onto a quiet golf course filled with native trees and wildlife. They were purchased with the belief that the land would continue in its function as a golf course. No doubt that this development will cause financial harm and much unwarranted stress to residents in the surrounding area. If the development is to proceed, will the golf club be sharing their financial windfall with local residents who will now no doubt be suffering financially and emotionally?

There are few other pieces of land on the Northern Beaches as unique as this. It sets a dangerous precedent for the rest of the golf course. If any development is to occur on golf course land, it should be to totally regenerate the land into a wildlife sanctuary or parkland for public use.

Any approval to develop this land into any form of residential or commercial building only appeases Bayview Golf Club. It does not benefit the public in any way.

If this land is developed, it is gone forever.

Kind regards,

Mackenzie Price