
Sent: 12/10/2018 10:40:09 AM
Subject: DA2017/1274, Amended Plans

Dear Council

DA2017/1274, Amended Plans

I made a submission concerning this DA earlier this week. Since then, I have reviewed the matter and would like to make a further submission. If I am only allowed to make one submission on this DA, I would like the following text to replace my earlier submission.

The objections raised by Council in its refusal of DA2017/1274, and the major objections raised by many others, are just as relevant, pertinent and applicable to the amended plans. At best, the amended plans fiddle at the margins in an attempt to create the illusion they have dealt with the grounds on which those earlier objections were based. The number of buildings proposed in the DA is totally inappropriate for the site, despite the amended plans showing a small reduction in the number of apartments. This reduction will have no effect whatsoever on the height of the structures, their bulk or density. However, the reduction in the number of units would enable the developer to increase the floor space of several apartments, thereby increasing the developer's potential profits.

The applicant has not dealt with the basic fact that the land is not zoned for such a development: it is inappropriate for the site, it is excessive in bulk and height, and the density completely overwhelms the location. Such a development would cause an unacceptable blot on the landscape when viewed from other areas of the golf course as well as beyond the golf course.

The issues previously raised regarding sea flow tidal creeks, water table levels and flood plain management remain unanswered and are grounds for refusal by the NSW Land and Environment Court. The removal of a natural mature-tree habitat, essential for the survival of the existing wildlife populations, also constitutes grounds for refusal. In this regard, the planting of new trees will not meet the immediate needs of such populations. Additionally, the building process will cause distress, dislocation from site, dispersal and loss of wildlife to this area. Any new trees and plantings will take decades to replace the existing mature cover and the increase in human habitation on the site will place great stress on any remaining wildlife.

Bayview Golf Club has admitted it has a poor record when it comes to management of its resources and operations. Earlier sales of Club land did not deliver the long-term financial security or economic benefits claimed at the time. While it is natural for Club members to support such sell-offs that, for a while, keep fees and costs to a minimum, recurring land sales are short-sighted moves that do little for the long-term financial stability of the Club.

The cost of the acquisition of the parcel of land subject to this DA -- \$10 million or so -- is small compared to the estimated profit of \$100 million that the developer will make after all expenses, based on prevailing prices in Pittwater for new unit developments. If the amended

plans are approved, there would be little to prevent the developer obtaining further parcels of this wonderful site -- currently zoned recreational -- for further development. In other words, if approved, the amended plans may be only the beginning of a process of gradual long-term acquisition of the site by this developer or others. Approval would, in effect, provide a future land-bank for the applicant to mine in future years. A gradual erosion of golf course land would have serious long-term implications for Pittwater residents.

One aspect not clearly explained is where the developer's target market of retirees currently resides. In its own promotional material, Waterbrook says: 'Through expansion of carefully planned projects in the right locations, we can deliver to the vast pent up demand we see not only in our home country, Australia, but in key markets across the world.' This indicates the marketing is aimed at not only Australians born in this country and those who have lived here for most of their lives, but people from overseas who may have dual citizenship or be entitled to Australian residency on economic grounds simply by purchasing an apartment at Waterbrook Bayview.

Information on the target market would be available if the developer has submitted its marketing plan for the Waterbrook Bayview project, a list of pre-sale, off-the-plan and/or expressions of interest from potential purchasers. Such details would have been made available to the entities extending finance for the project.

With kind regards
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