

Northern Beaches Council
Park St
Mona Vale NSW 2103



The Planning Manager – Development Team.

“Amended” Plans DA2017/1274

Land & Environment Court Case No. 2018/00257108

Proposed Development at **52 Cabbage Tree Road Bayview NSW 2104.**

“ Controls put on seniors centres “ (Manly Daily 10/10/2018 Page 18)

Let’s have **Density of Housing & Units** in the right places- just not Bayview !!!

New laws for the issue of *Site Compatability Certificates (SCC)* are in place to protect residents from the destruction of the “**character & amenity**” caused by inappropriate development to their area (Thanks to Hon Anthony Roberts MP)

SCC won’t be issued if proposed land is **not immediately adjoining urban land**

The development at Bayview is *not immediately adjoining urban land* ,when in fact it is surrounded by **non urban land RE2** i.e. golf course land – **recreational** .

The Land & Environment Court must determine the “**permissibility** “ of the DA 2017/1274 in respect of this major point , overlooked by NSW Planning (3/2017)

This has not been” **tested in court** “and I look forward to this being determined once and for all, in November 2018 and / or possibly at a **full hearing of LEC** in January 2019 . *The 2nd SCC should not have been issued in the first place .*

The time & huge effort put in by all Council staff , handling over 1,213 current submissions on this one DA alone , should be very highly commended.

Yours faithfully ,

Doreen Little
82 Avalon Parade

Avalon Beach NSW 2107

10th October 2018