
Sent: 15/02/2018 10:55:51 AM

Subject: FW: Bayview development, DA2017/1274 - Submission from public

From: Gina Leone [mailto:leonegina@hotmail.com]

Sent: Thursday, 15 February 2018 10:02 AM

To: Council Mailbox

Subject: Bayview development, DA2017/1274 - Submission from public

TO: Council Officers - DA Approval Department, DA2017/1274

I am disappointed to see that the plans for a high density development - close to the shores of Pittwater, and removing what little natural bushland is left in the local area - is still being considered by the Northern Beaches council.

There is nothing about this development that is consistent with the Values and Vision of Pittwater."Welcoming and vibrant, that's life on the Northern Beaches. We'll continue working together, to keep it this way. **From beaches to bushland, the Northern Beaches is an altogether extraordinary place to live, work and visit.** Ours is a community of people who love and are proud of where we live. At its heart is a collaborative spirit, where we pitch in and support each other. ... We want to add value, to earn your trust and respect, by delivering the highest quality service through, leadership, integrity and collaboration. **We all want to preserve our unique habitat, our culture, our sense of place.** As our community grows and develops, together, we'll protect all that makes it so special for future generations."

The Bayview area has a well regarded and respected reputation for bushland and low density housing. This is not only important to the current residents, who chose to live here for that very reason. But also because of the wildlife that call it home and the natural watercourses that run directly into Pittwater. The quality of water in the Bayview area has already been tested and considered "low quality" during the process of assessing the Bayview Baths suitability for swimming. The only reason for this is run-off from the local housing/streets. If this high density development on the Bayview Golf Course is permitted - where does it stop ? Do we continue to cut down trees, increase run-off into Pittwater and reduce natural habitat for wildlife to "line the pockets" of developers and owners of large land available for re-development ?

The only reasons I see valid for approval of the DA is:

1. **Diversity: Do we need more housing options in the area for the elderly in Bayview** **????** NO - Whilst we residents value diversity and inclusion of places for the elderly to reside - there is already 17 retirement villages in the local area - this could not lead anyone to reasonably conclude that options for the elderly are "not sufficiently available".

2. **Local Business opportunities: Do we need more options for employment in the local area ??** While this DA proposal brings employment to the local area, this advantage is outweighed by the pressure the number of permanent long-term occupants place on the traffic/water run off into Pittwater.
3. **Profits of local land owners and developers: Does Bayview Golf Course need to raise money to stay in business ??** Whilst this is valid reason for selling the site - the value is accruing to a limited number of people who "own the golf course" and continue to use the golf course. Surely there are options for making use of the natural state of the site that could provide value to the Golf Course ?? Has the council considered acquiring the site and using it for "public asset" that would retain the natural beauty of the area, protect local wildlife and not continue to put pressure on local traffic/parking and water-run off into Pittwater.

So lets assess this DA proposal in terms of meeting the Vision and Values of the NB Council:

- Does it contribute to " beaches and bushland in Pittwater" - **NO**, it removes trees that are important for local wildlife and ecosystem.
- Does it make Bayview an "extraordinary place to visit" - **NO**
- Does it "add value" to Bayview - **LIMITED** to owners of Bayview Golf course and the developers and business owners of the planned retirement village. How many **benefit long-term** ... residents of 95 units and staff of 20-30 ?
- Does it preserve the unique habitat, culture and sense of Bayview - **NO**, keeping this site for local wildlife and water course would achieve this
- Does it make Bayview special for future generations - **NO**, keeping the site natural would achieve this goal.

So I am now confused - where does NB council see this DA as providing "overall positive benefit to the community and bushland of Pittwater" ??

This is a consistent development to those proposed by the current owner of the Pasadena site in Church Point - which the council has acknowledged as not appropriate and resolved to REJECT the DA's submitted by the site owner and developer. I believe that a similar assessment/conclusions should be placed on this site.

Regards

Gina Leone
Church Point resident