
Sent: 17/10/2018 10:19:04 AM
Subject: DA2017/1274

Mrs Marie Matthews
48 Cabbage Tree Road
Bayview NSW 2104

Attention Lashta Haidari

DA2017/1274 AMENDED PLANS 52 Cabbage Tree Road Bayview

I am very much in favour of this development. Should it go ahead, there will be many many more winners than losers, whatever the individual views of the many and various considerations.

In my view, the biggest benefit of all would be the improvements brought about with the necessary changes to, (lower) Cabbage Tree Road – locally known as ‘the race track’.

The benefits of the Waterbrook development;

- Construction of much needed seniors housing of which there is a shortage in the Northern Beaches, allowing opportunities for locals to choose seniors housing in Bayview in areas close to communities to which they belong
- Significant reduction of flooding on the course and water quality impacts, as well as riparian zone impacts
- Economic benefits of the proposal to the club and businesses in the locality, creation of jobs
- Significant vegetation strategy which will increase native vegetation over the golf course of 8.14ha. At present it is not a vegetation or wildlife corridor, however this proposal will create one across the golf course
- Reputable developer, operator with demonstrated track record of delivering high quality development
- Much better design, operation and service proposition to current senior’s developments in Bayview.

Waterbrook have listened to the Northern Planning Panel and have made the following amendments;

- Reduction in the total number of units on site and their overall height and bulk resulting in a reduction in the height, scale and density of the built form
- Compliance with the LEP height standards, ensuring a development that fits within the desired character and context of the Bayview locality
- In comparison with the original DA scheme, the proposed development comprises:

- A reduced development footprint
- Reduced height (storeys and metres)
- No building above 3 storeys in height
- Reduced basement extent
- The proposed development has addressed the reasons for refusal

With regards.