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**RE: DA2017/1274 - 52 Cabbage Tree Road BAYVIEW NSW 2104**

With respect to this proposed and amended development application regarding the seniors housing facility at 52 Cabbage Tree Road in Bayview, which was amended on 19 Sept 2018, there are strong reasons why this should be approved.

With regards to broad factors - Firstly, this is a much needed facility in the northern beaches area. To this end, a number of people have expressed concern regarding their ability to find suitable seniors housing in the area. The planned facility would fill a significant gap in the market for seniors housing facilities in the area.

More broadly, as we are all aware, as the baby boomers in Australia increasingly move into the retirement phase (termed one of the largest ever demographic shifts in Australia), there continues to be a significant demand supply gap for quality, well thought through retirement and or aged care facilities. This is especially within the larger eastern seaboard population areas.

Numerous studies in Australia have confirmed this point - notably the lack of quality supply to keep up with this demand.

So again, the planned quality facility would fill a significant gap in the market for seniors housing facilities in the area, while allowing retirees from the area to stay close to their community and / or families and friends, while simultaneously observing existing environmental regulations, concerns, etc.

The developer, operator of this facility has a strong and quality reputation and track record. To this end in response to the comments made by the Planning Panel, Waterbrook has made commensurate amendments to their proposal. This broadly involves a reduction in the height, scale and density of the built form. There has been a reduction in the basement size and the number of parking spaces.

In addition, there has been little thought to what would occur if the development is again turned down and the Bayview GC goes under - in that case it's quite possible that a fire sale of the property would be made to a developer who would not be bound by the same strict guidelines that this DA is subject to.

For the above reasons, this proposed and amended development application, which was amended on 19 Sept 2018, should be approved.