
Sent: 3/04/2018 7:44:36 AM
Subject: FW: Submission re DA #2017/1274

From: Ross Jenkins [mailto:rossjenkins107@gmail.com]
Sent: Saturday, 31 March 2018 3:56 PM
To: Council Mailbox
Subject: Submission re DA #2017/1274

Dear Councillors,

DA #2017/1274 - Bayview Seniors Housing and Golf Course

I am a member of Bayview Golf Club and I would like to register my support for the above proposal. The following comments in support of the proposal are submitted:

1. The overall proposal makes provision for vast improvements in water management - there are several areas of high water table and springs which mean usually that flooding prevails in the proposal area after a relatively minor (and therefore frequent) rainfall event. Properly designed subterranean and surface drainage will mitigate these flooding events effectively.
2. The proposal includes a number of residential buildings having considerable regard design-wise for the existing natural and built environment. The low height and "natural materials" visual appearance of the buildings will result in minimal visual impact in the area.
3. The addition of seniors housing units in the area will achieve increased residential utilisation of the land surface while at the same time limiting traffic flow increases (due to the fact that seniors housing is by nature quiet and non-disruptive and does not increase traffic flows greatly).
4. The increased seniors residential accommodation proposed will help satisfy the need for housing the increased aged proportion of the population of the Peninsula and will not materially change the "quiet character" of the suburb.
5. The centre will provide a significant number of permanent and part-time jobs in the area.
6. While some existing mature trees will likely be removed during construction, there is a commitment in the proposal to plant indigenous young trees which will replace the removed trees several times over. The net result over time will be a more accommodating vegetation environment conducive to inhabitation by natural animal species.
7. There may indeed be fauna pathways in the existing area of the proposed development, and these would be disrupted by the construction event. The quiet nature of the proposed seniors residential development indicates to me that these pathways could be re-established relatively soon after occupation, especially with the proposed overplanting of considerable indigenous flora. There are several examples of successful re-establishment of fauna pathways disturbed by development of roads and other construction.

I strongly encourage Council to consider favourably the above Development Application and approve it accordingly.

Sincerely,

Ross Jenkins
Unit 2, 40A Grandview Grove, Seaforth NSW 2092