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**Sent:** 12/02/2018 3:28:21 PM  
**Subject:** Online Submission

12/02/2018

MR Andrew Tiede  
50A Cabbage Tree Road ST  
Bayview NSW 2104

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

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The General Manager  
Northern Beaches Council  
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Attention: Development Assessment

Proposed Development No. DA2017/1274, 52 Cabbage Tree Road and 1825  
Pittwater Road Bayview NSW 2104

Dear Sir/Madam

As the next door neighbour to the proposed development at 52 Cabbage Tree Road, Bayview, I write in support of the proposal for the following reasons:

1. Community benefits

1.1 The proposal includes a strategically located roundabout that will reduce the incidents of excessive speeding and illegal overtaking along this stretch of Cabbage Tree Road. Such a roundabout may well have saved lives in the past.

1.2 The roundabout will provide a safe and legal U-turn facility to reduce the risks taken by motorists and even truck drivers making illegal U-turns/3-point turns outside the golf course maintenance shed gates.

1.3 The development will eliminate the unsightly graffiti-covered fence bordering the maintenance shed area and will replace it with the continuation of the line of greenery to the road edge. This will restoring the natural harmony and vista on this iconic road for all to enjoy.

1.4 The insurmountable dust problem endured by near neighbours to the golf course maintenance area will be eliminated.

1.5 The relocation of the maintenance shed further way from nearby residences will improve amenity for all.

1.6 The proposal includes water run-off management measures that will likely reduce future flooding impact in the community, especially if the climate change predictions are accurate.

1.7 The proposal will stimulate the natural environment for both flora and fauna by the strategic planting of species-appropriate trees and bushes and that will enhance local amenity.

1.8 Waterbrook, the developer, are a well-respected operator of premium seniors living facilities with an enviable track record. The proposed development will add desirable tone to the community and have positive outcomes for residential values in the area.

1.9 There is a quantified shortage of appropriate seniors living facilities in the Northern Beaches area, despite the numerous existing facilities. The proposed development will enable more locals to adopt a seniors living lifestyle in their community with all the benefits that bestows.

1.10 The development will provide a useful contribution to the Northern Beaches Council coffers enabling additional useful expenditure in the community.

1.11 The proposed development will result in more local jobs and employment.

1.12 It will provide a boost to local business by creating additional demand and customers.

1.13 The development will fund improvement in the quality of the Bayview Golf Club course and ensure its longevity. This is of benefit to the entire community in perpetuity.

## 2. Ecology/environment benefits

2.1 Extensive research and analysis has been conducted by a leading ecologist and the planned development proposal has been demonstrated to enhance the natural environment for both flora and fauna and provide additional opportunity for certain species to prosper.

2.2 Contrary to misleading myths, there is no current "wildlife corridor" to protect on the Bayview Golf Course. As a resident adjoining the golf course for over 30 years and a keen bird / wildlife photographer, I am familiar with the local bird species that inhabit the area. Certainly, I have not observed any evidence of any "wildlife corridor" along the golf course, especially to the west of Cabbage Tree Road. For example, I have photographed certain bird species along the Chiltern Trail but have never seen

them anywhere near Cabbage Tree Road. This is unsurprising as there is nothing to attract them to the present golf course area or beyond.

2.3 The strategic re-vegetation and tree planting described in the proposal for this development should facilitate the creation of such "wildlife corridors" by planting appropriate trees and shrubs that are attractive to particular native species.

### 3. Issues to be considered/managed

3.1 This is a significant proposal in scope and works will continue for a considerable time. Care should be taken to manage local amenity so unnecessary disruption is minimized. This is especially important in the event of flooding rains when unmanaged excessive runoff could adversely impact fragile Winnererremy Bay.

3.2 My residence is the only lot on this section of Cabbage Tree Road whose access is solely from this road. Accordingly, I have requested that parallel on-street parking be maintained opposite my lot so that visitors/deliveries can continue to park there. Therefore, no kerb and guttering opposite 50A Cabbage Tree Road, please.

3.3 I have specifically requested that no off-street parking bays be constructed as off-street parking (legal and otherwise) in the past has caused significant angst and concern to neighbours due to nefarious activities at night in and by vehicles.

3.3 When Cabbage Tree Road was re-surfaced some years ago, the angle of the newly-laid road surface was greater than permissible in relation to my driveway (approach angle). This has caused issues for invitees entering/leaving my lot. This will be an opportune time to correct this situation.

In conclusion, I support this development as one that will have significant benefits to the local community and enhance amenity and the natural environment for present and future generations.

I commend both Bayview Golf Club and Waterbrook for their proactive and consultative approach in informing me of their plans and for their willingness to openly discuss issues as they arose.

Yours faithfully

Andrew Tiede