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**Sent:** 12/10/2018 5:50:34 PM  
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12/10/2018

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

OBJECTION to this application.

Death of the golf course and eventual loss of the amenity to the public:

- the golf course is barely large enough to be an 18 hole course. Making it smaller will destroy its 18-hole status, or turn it into a ridiculously small 18-hole course.

Either way, this will result in the loss of a proper 18-hole golf course. This will cause further decline in the membership numbers and the casual patrons of any already struggling club. This will cause the eventual demise of the golf course which nobody wants.

- the proposed development application has already resulted in many no longer attending the club anymore. This will be made infinitely worse if the application is approved.

- the golf course has already been subdivided, re-zoned and developed along Darley Street West.

Poor management doesn't justify re-zoning:

- the golf club has been badly managed for years, on multiple fronts (from not having proper boundary fencing/nets resulting in damaged property/cars to overspending on upgrades). If the golf club is not profitable, it should be sold to someone who can run it properly, or at the very least change the board and management. They should not be allowed to develop for the sake of money and as a bail out. What precedence would this set for many of us who own larger properties in the area!?

Wildlife corridor:

- the construction of 95 units in the area proposed will result in near total destruction of the wildlife corridor and the death of established large trees and animals (which include protected brush turkeys, echidnas, rare frogs and birds, wallabies, goannas and much more). Wildlife has already plummeted in numbers and even diversity. This development will be the death of many more.

-Flame zone, watercourse, flood risk.

-Better suited sites. The development is over ambitious in scope and ignores the sensitivity of that part of the golf course, as it is essential to the wildlife in the area. If the applicant cared about the community and environment at all, and not just about the money, but was still compelled to develop, then a much better application would have been for a smaller and more compatible development near the club house

along Darley Street West. This would not significantly impact flora or fauna and will still leave the 18-hole golf course as a proper 18-hole golf course.

-There are already multiple similar developments/facilities in the area, either established or in the process of construction or consideration. The community does not need this development. I know for a fact that the few remaining homes on Darley Street West and the neighbours backing them on Park Street are more than happy to sell for development as they are more or less surrounded by units. Perhaps these developers, with their obvious dire need to develop the area, can approach the owners and come to a sensible agreement, in a much more suitable area.

- Mona Vale Hospital will soon cease operating as it used to. Elderly requiring urgent medical attention will now have longer to travel. This sort of development will be better suited to areas which are in closer proximity to the new hospital.

- Traffic: Cabbage Tree Road has several bends which make it dangerous. There have been several serious accidents where vehicles have lost control, overturned or worse still, some have ended up in the front yards of houses (mine being one of them) and smashing through the fence of the golf course. The road is probably carrying too much traffic already (which will temporarily be made significantly worse during the years of Mona Vale Road being widened), with vehicles travelling too fast especially downhill (not infrequently exceeding 70km/h). The proposed development will contribute to this problem of traffic even more.

An oasis that is now trying to be turned into a glamorous concrete jungle, is an abomination that disregards its natural surroundings and surrounding homes. It is too large in volume, height and surface area. A poor effort to marry it with its surrounding, a total architectural failure. The proposed flat roof to try and maximise height, is an additional fire risk in an already fire prone area.

I sincerely hope that sanity prevails here and this cash grab (at significant cost to the people and environment) is put in the garbage where it belongs. Once and for all.

Thank you.