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**Sent:** 5/10/2018 4:12:27 PM  
**Subject:** Online Submission

05/10/2018

MRS Irene newport  
- 21 Bilgola AVE  
bilgola beach NSW 2107  
irenenewport@gmail.com

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

I would like to write a submission in support of DA2017/1274 - amended plans. The applicant has amended the previous application to meet the statutory requirements of the Planning Act and Council's policies and I cannot understand why there should be any grounds to refuse this current application. Many objectors simply "do not like" the proposal. Is that how we as a community should decide planning issues? If so then there is no rule of law and acceptance or not is determined by whim, popularity and anarchy instead of the sound practise and implementation of council's planning function.

Reduction in the total number of units on site and their overall height and bulk has resulted in a reduction in the height, scale and density of the built form to comply with the LEP height standards, ensuring a development that fits within the desired character and context of the Bayview locality.

It cannot be ignored that the development will offer the following benefits:

- 1) 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. Plus the proposal is a much better design, operation and service proposition to current senior's developments in Bayview.
- 2) the long term viability of the club
- 3) significant reduction of flooding on the golf course and water quality impacts, as well as riparian zone impacts will improve the playability of the course and reduce the number of days the course is unplayable
- 4) economic benefits of the proposal to the club and businesses in the locality will create jobs.
- 5) significant vegetation strategy which will increase native vegetation over the golf course of 8.14ha. At present the wildlife corridor is degraded however this proposal will create one across the golf course.