

Northern Beaches Council  
Civic Centre  
Mona Vale NSW 1660



Dear Manager – Developments

RE: DA2017/1274 Amended Plans

85 seniors Units at 52 Cabbage Tree Road Bayview NSW 2104

I welcome changes to state government planning rules which will put a stop to excessive seniors' housing developments in inappropriate locations.

The changes come following Council and residents lobbying to close the loophole which allowed seniors developments to be approved and then incrementally expanded, resulting in a much larger development than originally considered. It also means that a developer can only apply for a Site Compatibility Certificate on land immediately adjoining existing urban zones .

The 52 Cabbage Tree Road site is not immediately adjoining existing urban zones , in fact it is surrounded by Non urban land zoned RE2 Golf Course land . The Judge in the Land & Environment Court will no doubt take those facts into account ,when making a determination in Nov 18 or Jan 2019 .

Reduction of 95 units to 85 Units is still an "Overdevelopment " as noted by the Sydney North Planning Panel .

Whatever happen to the proposal for 41 units 2 storeys high over the ridge at 52 ?

The amount of aged care accommodation available in Macpherson St Warriewood alone, is amazing!!

This development should be moved to Ingleside or Warriewood & keep the Wildlife corridor intact .

Kind regards,

Jackie Holmes

36 Cabbage Tree Road

Bayview NSW 2104



5th October 2018