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**Sent:** 14/10/2018 11:58:36 PM  
**Subject:** Online Submission

14/10/2018

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

14th October 2018 John Cockbill  
Cabbage Tree Rd  
Protest Submission to Northern Beaches Council Bayview  
Waterbrook / Bayview Golf Club DA2017/1274.

I am an Ex Member of BVGC

I protest strongly against the Waterbrook / Bayview Golf Club DA2017/1274.  
It does not and cannot comply with all ecology and development standards in SEPP  
HSPD 2004

Why is the imposition of the Waterbrook Development being thrust upon the Bayview  
and wider community to resolve a financial discrepancy when mismanagement within  
the BVGC caused it to choose to sell land it has held in trust for its members for  
more than 70 years.

Subject:  
Flooding Bayview Golf Course 14/10/2018

On the evening of 13-14 October '18 the Bayview and Bayview Heights area were  
deluged with unusually heavy rain. Over a period from 11.00pm Saturday to 9.00am  
Sunday the catchment area received 48mm of rain.

This caused the closure of the BVGC on the Sunday due to sever surface flooding  
across many parts of the course. The Mona Vale golf course, another low lying  
course, was also closed due to the torrential rainfall.

During periods of the course being unplayable the entertainment and bar areas are  
available to club members and their guests, as usual.

Rain is a fact of life and golf courses and many playing fields for all sports become  
unplayable and are closed for two reasons, 1) nobody wants to play in the rain, and  
2) the playing surfaces can become unstable and unsafe and it's wet.

Revenue:  
The BVGC states it will gain more playable days per year by pulling the course apart

for two years if the course surfaces are raised to improve drainage.

Any club that runs as a business such as golf clubs, should have an expectation of some days of lost revenue and this, to a degree, should be calculated into the members and public fees charged for playing the game. It is a cost within the business, a loss of revenue due to inclemency.

Proposed development works:

The fill to raise the playing surfaces is to be provided by the Waterbrook Bayview development who need to have approx 60,000 - 80,000 cubic meter of fill removed and disposed of from their development, which is just across the road.

The reconfiguration and raising of the fairways will all but shut down the golf course for two years and have a drastic effect on membership and casual players, resulting in catastrophic fall in membership and fees that will never be recuperated.

The cheap solution:

The rainfall in the past 24 hrs demonstrates the futility of the Bayview Gold Clubs decision to overcome a problem with surface water. Following nearly two weeks of intermittent rain fall followed by a deluge of 48mm of rain is a good demonstration.

The attached photos with comments are submitted to demonstrate the simplicity of resolve, and more importantly the millions of dollars that will not be wasted, to achieve a more cost effective outcome to both members, the playing casuals, and the wider Bayview community.

The tidal gates at low tide allowing the BVGC waterways to drain out, be it too slowly

Low water in the course drains 12hrs after the rain has stopped. Nearly 2 meters below ground level

More drains adequately coping with the deluge of 48mm

Fairway with some minor flood.

The volume of debris at the Cabbage Tree Rd Bridge. The drain virtually blocked. Note the level to the edge of the road. A lot of rain.

A real problem on the second fairway. Note the level of water in the drain is lower than that lying on the playing surface. The cart path along side the drain is higher than the fairway preventing run off to the drain. Why raise the surface of the fairway when correct drainage can be installed under the grass surface to the drain. It can be seen that the drain is flowing and coping with the after storm run-off. John Cockbill