
Sent: 1/03/2018 3:37:00 PM

Subject: FW: Letter regarding the Proposed Further Development of so Called Seniors Dwellings at the Bayview Golf Club (GBC)

-----Original Message-----

From: Martin Conway Beech [mailto:martinc.beech@icloud.com]

Sent: Thursday, 1 March 2018 2:08 PM

To: Council Mailbox

Cc: liz Goodman

Subject: Letter regarding the Proposed Further Development of so Called Seniors Dwellings at the Bayview Golf Club (GBC)

The NBC Council
Planning Department
NBC

BY email 1 March 2018

Sirs and Madams,

Re Bayview Golf Club Proposed Development

Perhaps my objection is a little late entry into this debate please excuse my tardiness. However, I ask that my comments be added to the weight of the arguments already put forward. Today marks a change in planning laws and I hope that the review committee take their task seriously and consider the important concerns, and objections of citizens and ratepayers. Golf Club members again appear to be following the short sightedness of an incompetent board of management. From an examination of recent history the management of the BGC it would appear that something is seriously wrong.

In recent years several parcels off land have already been sold off the club grounds in Darley Street West to developers. There was a fiasco of incompetence at the club in the management to build a new club house where contracts were inadequately prepared and supervised requiring massive rectification expense at the club's cost. This has lead to the present day shortage of funds. Fancy ion the current annual report claiming that wet weather has been responsible for lost playing days and a full in revenues necessitating the further sales of open space land.

It is regularly stated that the proposed development is to cost AUD 84m. to produce some 94 units. I estimate that any two bed luxury units will retail around AUD 2m and 3 bedders for 3m based on current off the plan prices being quoted in Narrabeen and elsewhere on the northern peninsula. To me this adds up to a possible projected sales price close to AUD180m less the developer's cost leaving around 96m in profit Watermark.

The fact that the BGC are proposing to sell the land for AUD 10m (a joke yes), again shows a complete lack of understanding of market economics. They are selling this irreplaceable asset at a severe discount to market which highlights the gross incompetence of the board of management yet again.

The irrefutable facts pertaining to this parcel of land are,

The land is zoned open space and is needed for the future generations of citizens of Sydney. Already this region has undergone massive scale developments in Warriewood and much more is proposed for Ingleside and Terry Hills in future years. The future pressure of population demands that all open space be preserved.

The land has important heritage associations as highlighted in a recent video detailing the adventures of members of the First Fleet.

The land forms an important wildlife corridor for the region. This demands to be preserved.

The increase in traffic on surrounding roads will be untenable. The entry point from the Watermark development via a new roundabout into Cabbage Tree Road that is already a rat run, into the narrow and overloaded road in peak times. The road leads to a mostly congested roundabout on MonaVale Road at one end and the other McCarr's Creek (cycleway) and scenic route, the other adding to further pressure to back street rat run potential towards Newport.

Logistics confirmed by the Fire and Rescue organisations have already highlighted the BGC and surrounding bushland areas as an extreme potential fire hazard. It can be seen that a rescue fire trail runs along the Northern boundary of the BGC.

In addition the existing development of Bayview Gardens and other dwellings in Anam Streets may require speedy egress to Cabbage Tree Road in the event of an emergency. Such roads would in the event of an emergency be attracting numerous inwards traffic flow of police ambulance fire and rescue vehicles and the existing roads are narrow and have traffic slow down barriers. This could lead to massive potential catastrophic disaster in the event of a major conflagration or other emergency.

Based on the forgoing the planning committee is urged to ignore the polish and elegance that a multinational organisation may propound, dismissing the concerns of locals and showing in glowing terms the benefits to NBC of addition ratepayer and business revenues. Their eyes will be firmly on the goal of a potential super profit in excess of AUD 96 m to be made out of this transaction that an incompetent and shortsighted BGC board have accepted.

It is time for the NBC to put the current and future long term interests of the people of the Northern Beaches first, ahead of international overseas interests seeking to make a quick dollar profit, that will be repatriated out of this country.

The arguments considered and outcomes decided by the Council of the previous

application for this development under Rob Stokes were correct and should once again be upheld.

Signed
Martin Beech
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