
Sent: 8/10/2018 6:57:09 PM
Subject: Online Submission

08/10/2018

MR Robert Moroz
1 / 7 Woolcott ST
Newport NSW 2106
bmoroz3@bigpond.com

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

My reasons why sale should go a head.

- Reduction in the total number of units from 95 to 85;
- Reduction in height of the development generally, below the permissible 8.5m height of buildings control;
- 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
- The Development is important for securing the long term viability of the club
- Significant reduction of flooding on the course and water quality impacts, as well as riparian zone impacts
- Improvement to the playability of the course, reducing the number of days the course is unplayable
- Economic benefits of the proposal to the club and businesses in the locality, creation of jobs
- Significant vegetation strategy which will increase native vegetation over the golf course of 8.14ha. At present it is not a vegetation or wildlife corridor, however this proposal will create one across the golf course
- Reputable developer, operator with demonstrated track record of delivering high quality development
- Much better design, operation and service proposition to current senior's developments in Bayview.