
Sent: 2/03/2018 7:44:18 AM
Subject: FW: DA 2017/1274 Bayview Golf Course
Attachments: NBG DA 20171274 Bayview submission.docx;

From: Prudence Wawn [mailto:pruwawn@gmail.com]
Sent: Thursday, 1 March 2018 6:17 PM
To: Council Mailbox
Subject: DA 2017/1274 Bayview Golf Course

Dear Ms Haidari

Please find attached the objections from Northern Beaches Greens to the development at 52 Cabbage Tree Rd, Bayview.

Regards,
Pru Wawn
on behalf of NBG

RE: 2018SNH001 DA - 1825 Pittwater Rd & 52 Cabbage Tree Rd
DA2017/1274 Bayview Golf Course, Bayview

Northern Beaches Greens opposes the development of 95 units on the Bayview Golf Course because this development is basically incompatible with the planning controls for such an environmentally sensitive site. (LEP – RE2 zoning)

The development proposal threatens the viability of the endangered Powerful Owl population due to extensive tree removal and loss of habitat.

The removal of over 200 trees will fragment the existing high priority wildlife corridor reducing the dispersal ability of other fauna located here, such as the Glossy Black Cockatoos and four threatened species of microbats, the Powerful Owls and their prey.

There will be a loss of most of the trees identified containing hollows, which are essential for nesting.

Loss of native plants will have a negative impact on biodiversity and potential food sources. This is an important green space on the peninsula for the maintenance of urban wildlife. Lightspill and weed infestation will contribute to habitat degradation.

Pittwater's ability to sustain the urban birdlife for which it is known, will be reduced by this development because there will be an increase in predatory cats and dogs.

Pittwater has a unique natural environment which is under relentless development pressure. The cumulative impact of this scale of development on urban density in a sensitive habitat area is diminishing the local character and transforming the landscape visually.

The retirement village buildings will be intrusive visually because they are too large in scale, bulk and height. It is an over-development for commercial gain at the community's expense.

There are transport issues still to be addressed, including whether the provision of on-site village transport, given the sloping terrain and mobility of aged residents is required.

Pedestrian connections to public transport are inadequate and need further clarification.

In terms of senior housing, (SEPP SHPD 2014) the application's capacity to provide 'in-fill self-care' units rather than serviced self-care units must be differentiated, as a greater level of support services and facilities would be required, thereby increasing accessibility demands on the site.

Northern Beaches Greens does not support this development. It should be refused.

Yours sincerely,
Pru Wawn
47 Riverview Rd,
Avalon 2107

