
Sent: 11/02/2018 6:10:16 PM
Subject: Online Submission

11/02/2018

MR Ian Westaway
76 Cabbage Tree RD
Bayview NSW 2104

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

Without Prejudice.

1. Last remaining wildlife corridor in the Sydney region and is already marked as High Priority!protected!!!
2. Sight is zoned open space/recreation which means "nil housing"!
3. This area will be lost forever!.

Comments.

- a. Don't believe Bayview GC members realise the destroying impact of this on their course, it's the only natural area left.
 - b. Have been a member of a local GC for 35 years and our members would be horrified if this was suggested in the middle of our course!
 - c. You would have to wonder if there is not a connection between the BVGC/Waterbrook and someone in the Government/Sydney Planning, based on the fact that the council completely rejected the SCC, but they were totally disregarded! Cannot believe this system is in place! Understand it is to speed up large development approvals in appropriately zoned areas.
 - d. BCGC have already mismanaged a previous development (The Masters/New Club House), so why should this be at the expense of the wildlife corridor and the community?
 - e. The real winners in this fiasco would be "Waterbrook", you don't have to be a quantity surveyor/real estate agent to work out the financials.
Suggested sales average 95 x \$2Mil = \$190 Mil.
Suggested cost to build \$84 Mil which would include land cost of \$10 Mil.
Profit of \$106 Mil!!!!, plus it is a lease scheme not a strata scheme, so Waterbrook are there forever.
Suggested annual fees cost \$25 Mil plus profit on annual fees plus continuing Capital Gains.
What a joke!!!
Bayview GC and the community are being duped again!!!
Waterbrook wouldn't have paid the \$10 Mil yet as that would be on some form of an option, so they would have the capital gains for 3/4 years already!
- Ian Westaway
76 Cabbage Tree Rd
Bayview