

# Waiting to tee off on seniors living plan

## Decision on 95 units on hold

**Robbie Patterson**

A DECISION on controversial plans to convert part of Bayview golf course into a 95-unit seniors living area has been deferred to allow assessors more time to review information.

On Wednesday, members of the Sydney North Planning Panel met to decide, among other things, whether or not to allow the \$84 million development.

But new submissions from the council, golf club and developer needed further consideration, leading the panel members to defer judgment for seven days.

Bayview Golf Club general manager Rob McLeod

said the plans would be a “win-win for everyone” despite some objections.

“It is taking up a bit less than 2ha of the 36ha course,” he said. “It would certainly secure our financial future, it would mean the golf club itself would be a much improved asset for the community.”

“I think everyone is entitled to their opinion — certainly there were some against the development but I think some of the fears were unfounded, hopefully the panel members see it that way.”

The development, between 1825 Pittwater Rd and 52 Cabbage Tree Rd, would be known as Waterbrook



Artist's impressions of the Waterbrook Bayview seniors development.



Bayview. It would include infrastructure upgrades for the golf course.

A Northern Beaches Council submission lodged on Monday argued the design was not compliant with surrounding areas.

“In the context of the built environment, the development proposes the construction of seven, three- and four-storey residential flat buildings in the middle of the golf course, which will introduce a high density/mid-rise development into an area currently characterised by low-density/low-rise detached residential dwellings,” it said. “In this regard,

the development is not considered to be consistent nor compatible with the key built features of the area.”

But a response prepared by Ethos Urban, on behalf of developers Waterbrook Bayview Pty Ltd, said: “Put simply, council’s view is that because the development is different to neighbouring development, it is therefore unacceptable.”

“A seniors housing development will never look exactly like a detached dwelling on the adjoining site.”

Head of the Northern Beaches Strategic Community Group Gopala Maurer has been pushing for a

development moratorium to allow the council to merge three local environment plans.

She said allowing the development on this golf course would set a dangerous precedent.

“If this can happen at Bayview does that mean it is OK to do it at Long Reef or Avalon? Does that mean it is OK to do it on Royal Sydney?” she said.

Her group has called on the State Government to use the recently announced \$290 million Open Spaces and Greener Sydney package to ensure the future of the golf course and the club.

Reproduced by NORTHERN BEACHES ALLIANCE

Website <https://northernbeachesalliance.weebly.com/>

Email [northernbeachesalliance@gmail.com](mailto:northernbeachesalliance@gmail.com)