

The Executive Manager--- Development Assessment

Northern Beaches Council  
1 Park Street  
Mona Vale NSW 2103

SCANNED  
NORTHERN BEACHES  
COUNCIL  
21 SEP 2018  
20\_\_ /

RECEIVED  
NORTHERN BEACHES  
COUNCIL  
21 SEP 2018  
MAIL ROOM

**Re DA2017/1274 AMENDED PLANS**

**Subject Property 52 Cabbage Tree Road Bayview NSW 2104**

Construction of Seniors Housing -was 95 Units to be reduced to 85 Units .

I would like to **OBJECT** to the amended plans lodged by Mr Gadiel on behalf of Waterbrook Bayview Ltd in the Land & Environment Court on 19<sup>th</sup> September 2018 .

The "permissibility " issue ( allowed in SCC) needs to be resolved by The Court .

Especially the "adjoining land issue " pertaining to adjoining non -urban land .

A reduction from 95 to 85 units will still have the proposed development as a "dominant built " form instead of a "scenic" form and will not be capable of integrating with the existing landscape and is still contrary to the requirements of SEPP 2004 and also

non compliant with Pittwater P21DCP – Development Control Plan .

The multi-storey buildings will not be the same as the neighbouring "low rise" buildings & therefore not "compatible." – refer SEPP No 65 .

The bulk of this development does not contribute to the quality and identity of the area as required under Clause 33 (a) of SEPP (HSPD) 2004

The development does not recognize the desirable elements of the "existing character" of the area and fails to meet the requirement set under clause 33 of SEPP 2004 being " Neighbourhood amenity and streetscape".

The reduced development still does not comply with the requirement of Clause 50 with regards to Density and Scale including Landscape Area.

The decision for "REFUSAL" by the Sydney North Planning Panel was correct

When stating is was an "Overdevelopment " and still is at 85 Units on " OPEN SPACE."

**As The Hon Rob Stokes MP ( previous Planning Minister) stated:'**

***"This is not the appropriate place for a multi-storey development "***

59,111 people have signed a Change.org petition to ban any development in Sydney's Wildlife corridors . The Bayview Golf Course Wildlife Corridor presently zoned "OPEN SPACE" is Pittwater's largest High Priority Wildlife & Coastal corridor in place since 2004 . Even if there is a reduction to the 252 trees to be removed , the habitat and food source of many vulnerable species will be lost forever e.g Microbats -Owls .

Yours Sincerely , *No political donations have been made in this matter .*

John Peterson P O Box 1656 Warriewood NSW 2102 20<sup>th</sup> September 2018

