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**Sent:** 3/10/2018 6:54:22 PM  
**Subject:** Online Submission

03/10/2018

MR Jeffrey Quinn  
11 Eastview RD  
Church Point NSW 2105  
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**RE: DA2017/1274 - 52 Cabbage Tree Road BAYVIEW NSW 2104**

Dear Assessing Officer

I am hereby objecting to DA2017/1274 at 1825 Pittwater Road & 52 Cabbage Tree Road Bayview for the following reasons:

- the proposed development would destroy the important wildlife corridor designated as a high priority wildlife corridor that is essential to fauna and intrinsically linked to the habitat and survival of many vulnerable and endangered native species of flora and fauna;
  - The Sydney North Planning Panel refused the original application for a range of reasons which are still salient to the refusal of the appeal. They are;
    1. The permissibility of the proposal under the SCC and SEPP HSPD is not fully resolved.
    2. The requirements imposed on determination of the proposal under the SCC are not appropriately resolved.
    3. The typology, scale, bulk and height of the proposal is not compatible with the existing and future character of the area and does not contribute to the quality and identity of the area as required by Clause 33 (a) of SEPP HSPD. This fails the principles of context and neighbourhood character, built form, scale, density, landscaping, amenity and aesthetics of State Environmental Planning Policy 65.
    4. The impacts on biodiversity are substantial and adverse. The proposal fails to comply with the requirement of the PLEP and PDCP in this regard.
    5. The visual impact of the proposed buildings when viewed from neighbouring residential development and within the Golf Course is incongruous to the existing low scale residential and recreational character of the area.
    6. The building height does not comply with the PLEP and the Clause 4.6 variation is not justified or well-founded.
  - increasing the population in this part of the Northern Beaches will put extra pressure on infrastructure including sewerage, water resources, transport routes, and access to health facilities made more remote by the impending closure of the public hospital at Mona Vale
  - the vicinity of the proposal is on a dangerous road with an almost blind corner on the crest where the entrance for the development is proposed;
  - this development will adversely affect the aesthetics of the area.
- I reserve the right to amend or add to this objection to DA2017/1274 at 1825 Pittwater Road & 52 Cabbage Tree Road Bayview.