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Subject: Online Submission

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

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OBJECTION TO DA1274/2017 (RE APARTMENT BUILDINGS BEING CONSTRUCTED IN A DESIGNATED HIGH PRIORITY WILDLIFE AND COASTAL CORRIDOR)

I strongly object to DA1274/2017 to develop 7 apartment buildings in the middle of the designated high priority wildlife and coastal corridor, home to many vulnerable species.

This land is Biodiversity land and should not be destroyed by this 85 Unit development. Such considerations should be suspended whilst a Federal Senate Committee is convened to discuss Australia's extinction crisis. The increasing impacts of climate change renders the need for wildlife corridors to be ever more protected and necessary. More corridors should be being created, not existing ones destroyed.

The general area under consideration is designed to protect and conserve native flora and fauna. It forms the habitat for a family of powerful owls and numerous bat species, 7 of which are listed as vulnerable (as are powerful owls). The critically endangered shrub *Rhodamnia rubescens* is also located within the area. Indeed the Planning Panel, the Office of Environment and Heritage (OEH) and the Northern Beaches Council all determined there would be a high probability of adverse environmental effects if the development proceeded.

Concerns with the issuing of SCC's have also been voiced by other local communities:

1. Philip Ruddock, the Liberal mayor of Hornsby Shire, has pointed out that "If developers come in with a Seniors development under a SEPP [State Environment Planning Policy] they can avoid the other planning controls that anybody else would have to meet."
2. M. Byrne, the Liberal mayor of The Hills Shire, has said "But site compatibility certificates shouldn't be issued without regards to environmental constraints, the appropriate bushfire protection measures being put in place and having adequate access to services and essential infrastructure like roads, parks and public transport." Indeed the Hills Shire overall is so concerned about the lack of proper planning associated with the issuing of SCCs that the council has formally objected to SCC's for seniors housing on rural land without such complete planning being

done.

Indeed the Hon Rob Stokes, local MP and former Planning Minister has pointed out that to "...side-step the planning process means sites can effectively be rezoned without strategic assessment (of infrastructure) or community assent...while the cut-price acquisition of Wildlife Corridors or open space in urban areas will always remain a top priority target for developers...Only fundamental change to elements of SEPP (Housing for Seniors or People with a Disability) 2004 will permanently erase the side-stepping of intended process."

SUMMATION OF OBJECTION

The amended proposal should be rejected for the same reasons that the initial proposed development was rejected. The area is an important conservation area and wildlife corridor; the local community strongly objects; and there are serious legislative and governance concerns.