

CABPRA

The Clareville and Bilgola Plateau Residents Association

RE: DA for 189 Riverview Road 2021/1522

Dear sir/madame

At CABPRA, we have received a large amount of feedback about this DA from residents around this development as it exceeds many houses in Hudson Parade in sheer size and scale.

We believe this development is over-sized for the block of land and flouts the definition of the E4 zoning. We feel that it goes against everything we hold dear in our Pittwater environment and sets a dangerous precedent for the street and indeed the whole area.

With the scale and proposed use of every centimetre of land to its boundary, and the various concerns concerning the geo-tech studies and the nature of the deep, sloping site, with many precious trees, we urge the panel to scrutinise every aspect of the proposal.

Our plea is that you do not make any determination without full and clear detail in the plans and demand more detail, especially where there is currently only question marks. A glaring example is the recent inclusion of inclinator plans which lack detail and seem to ignore many of the important trees that the developer is required to preserve.

This development hinges on the garden roof making up his 40% in the 60/40 rule. Is this a fair interpretation when the building covers the whole land? We would argue no, Thus this development has become a trigger for people to perceive how badly the old Pittwater LEP's and DCP's can be bent to the will of developer for his sole objective and inadvertently show no consideration to those around and the environment. We do rely on those in charge to interpret the controls in the spirit to which they were drafted and to also protect the interests of the wider community concerned and to administer them wisely and fairly. Council has a duty of care to uphold these controls in the best interest of the public the rate payer, and this decision now lies with the panel. We are seeing a gradual watering down of the controls with when we are wondering if there is a duty to uphold them with more rigor.

We argue that there are still many many issues to this development not answered without full and complete detailed plans and that with a development of this scale and setting such a precedent that is very much the responsibility of all those in authority to hold the bar high and to question if this development complies in the true spirit of the building controls and LEP.

Yours sincerely

A very concerned CABPRA Executive