
Sent: 1/02/2022 12:29:49 PM

Subject: Development Application DA2021/2232 - 1851 Pittwater Road, Bayview

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In response to a letter left in my letterbox by the applicant of DA2021/2232 on 29 January 2022 about the proposed development at 1851 Pittwater Road, Bayview, I refer to the multiple submissions made to Council about the issues raised regarding this development.

The applicant states the following in that letter addressed to me about the development:

"Obviously I can't anticipate what will happen in the future".

However, we the owners of 7 Vista Avenue Bayview, can and we state categorically that the formula is 2 houses = 8 potential occupants = a minimum of one registered vehicle per occupant. Any other formula does not acknowledge reality.

The above statement further reinforces the issues raised to Council about the impact of this development:

- The proposed development does not comply with the requirements set out in Covenant H566786.
- The subject site does not adjoin Vista Avenue. Should 1851 Pittwater Road have ever been granted permission to access Vista Ave as an access driveway to the subject site (i.e. right of way) it is contested.

Should such a right have ever been granted it was without reference to affected stakeholders and should thus be invalid. ***Council cannot grant such one-eyed favours with any propriety.*** Should such favour have been granted in the past it cannot be ongoing to later owners.

- Sometimes properties are sold on market at apparent bargain prices, often because the property does not have ready access. It is completely unreasonable for the applicant to assume that, perhaps because they secured a bargain, the wider public – the neighbours, and the larger issue – the local environment in all its connotations – should be subservient to their purchase, building application and desire. The property should only be developed from Pittwater Road, not Vista Avenue whose residents would have to suffer long-lasting, on-going and permanent negative effects without compensation.
- The proposed development does not comply with Development Control Plan B6.3 *"Off-street Vehicle Parking Requirements"*

The DA should be modified to comply with the requirements of Covenant H566786, provide off-street parking in accordance with DCP B6.3 and access to the subject site, during construction and occupancy, be via Pittwater Road exclusively.

Faithfully,

John & Lynette Illingsworth,
7 Vista Avenue, Bayview