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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 4/01/2022 4:23:09 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

04/01/2022

MR JOHN ILLINGSWORTH  
7 - VISTA ST  
BAYVIEW NSW 2104  
[REDACTED]

**RE: DA2021/2232 - 1851 Pittwater Road BAYVIEW NSW 2104**

1. A dual occupancy "for two family groups" but only 3 on-site car spaces? Two family groups indicate at least 8 people. 8 people are likely to have 8 registered vehicles - cars, business vehicles, box trailers, camper trailers, boat trailers etc. The application is not for "social housing" is it? If not there is no sensible reason for reducing the off-street car parking requirement everyone else has to comply with.

The DA should fail on this ground alone.

2. The proposed development does not comply with the requirements of COVENANT H566786.

The DA should fail on this ground alone.

3. 1851 Pittwater Road does not have legal access to Vista Avenue. Should the development proceed then all access should be from Pittwater Road, not Vista Avenue.

Vista Avenue access is already difficult with Kamilaroi Road residents regularly parking in Vista Avenue including tree loppers' trucks and wood-chippers.

The S bend midway down Vista has become a choke point with, at times, service vehicles unable to access the lower half of Vista.

On street parking for the proposed development will cause serious difficulties for exiting Vista Avenue residents both during and post development. If just one caravan, mobile home, large truck or earth moving trailer was parked in Vista Avenue this pleasant street would be effectively blocked.

The DA should be modified to specify Pittwater Road access only and should fail without this modification.