

April 5, 2015

Mark Ferguson
General Manager
Pittwater Council
P O Box 882
Mona Vale 2103



Dear Mark,

**Re: Development Application N0066/15 Construction of new dwelling
25-33 and 35 Robertson Road Scotland Island**

The Scotland Island Residents' Association has received a number of letters and communications of concern from residents objecting to the above proposed development.

The property is situated in a residential valley of approximately 40 homes with a geo-form that acts like an amphitheatre and at night the area is very quiet, dark and peaceful.

The following concerns have been raised with us:

- The proposal does not comply with the E3 zoning. The proposal is not primarily intended as a stand-alone residential dwelling. Rather in combination with the existing building, its intended usage is for company recreation or as a conference facility and, therefore, should be classified commercial.
- The bulk and scale of the building is inconsistent with the Pittwater 21 Development Control Plan 2014 which identifies outcomes and controls for the Scotland Island and Western Foreshores locality.
- Scotland Island already has significant wastewater issues and, particularly at times of maximum usage and full occupancy, there are concerns about wastewater management and the impact of any effluent polluting the Pittwater waterway.
- Parking at Church Point is already difficult and this challenging issue could be further aggravated particularly at times of maximum usage and full occupancy.
- Even if approved with conditions of usage, the necessity to monitor and, if necessary, enforce compliance of those conditions would inevitably be variable and unreliable.
- If approved this proposal may form a precedent for any future proposals for non-residential or commercial developments in the Offshore community area.

We would request that Council review this application according to zoning and development control guidelines and consider all the objections raised in submissions received as well as the above concerns.

Yours truly

Bill Gye OAM
President
SIRA