

October 29, 2015

Steve Evans  
Director, Environmental Planning & Community  
Pittwater Council  
P O Box 882  
Mona Vale 1660



Dear Steve,

We have recently received complaints from residents with concerns about the usage of a property as a commercial operation on Scotland Island. The property, 'Pittpoint Waters', is located at 103 Florence Terrace and is listed on various accommodation websites as a "Guest House" which has regular bookings offering accommodation in the main house and two separate wings.

In 2012 there was a similar issue with "Bangalla", 57 Florence Terrace, which affected the amenity of surrounding neighbours. SIRA wrote to Council seeking clarification on zoning and permitted usage on Scotland Island and subsequently met with Lindsay Dyce, Planning and Assessment. It was clear from that meeting that activities on this property appeared to be outside permitted use under zoning guidelines and for which a development application may not have been lodged.

In your letter dated May 10, 2012 (copy attached), reference was made to the planning instruments for development and advised that a new LEP was in the process of being finalised to be released later in that year. We understand that under the current E3 zone the commercial use of properties is prohibited.

More recently a development application for Yamba was submitted to Council which resulted in a significant protest from many Offshore residents concerned about its potential use as a commercial venue. We are aware that this application is now being modified.

SIRA believes most residents are tolerant of one-off local events, however, we are concerned that once again this has been significantly exceeded. There is also a concern about the impact these activities may have on parking at Church Point.

We urge Council to pursue compliance with zoning requirements to ensure that current and future development applications do not result in an influx of properties used for commercial purposes which is out of character with the Island community and impacts upon the amenity of all families.

As SIRA has no legal standing with which to advise residents we have directed all concerned individuals to inform Council directly and we understand that correspondence has been forwarded. We attach a copy of a petition from local residents regarding 'Pittpoint Water' for your information.

We request that Council investigates this issue as a matter of urgency.

Regards

A handwritten signature in black ink that reads 'Bill Gye'.

*Bill Gye*

President  
SIRA

cc: Mark Ferguson