

Stephen Crosby & Assoc. Pty Ltd

2nd December 2022

NORTHERN BEACHES COUNCIL
Pittwater Road,
DEE WHY, NSW 2099

**RE: DA FOR BOAT SHED WITH SKID RAMP &
FORESHORE ACCESS DECK & STEPS
5 RICHARD RD, SCOTLAND ISLAND, 2105
Lot 49 DP 12749
And SHARED JETTY EXTENSION with
7 RICHARD RD, SCOTLAND ISLAND, 2105
Lot 47 DP 12749**

DA2022/0947

DEVELOPMENT DETERMINATION PANEL Meeting 7th Dec. 2022

Dear Sir/Madam,

We would like to make a few comments in support of the above application addressing some objections raised by, or on behalf of, the adjoining neighbour.

View sharing - The report submitted to the DDP addresses view impacts in detail and has recognised view loss is minor in the overall views enjoyed by neighbouring properties. The proposed boat shed length has been reduced from the DCP control 6.0m to minimise view loss sideways across the front of the no.5 Richard Rd.

Roof ridge height - The roof ridge height complies with the DCP control for boat shed structures, and is compliant with the LEP height limit where that section of the boat shed is on freehold land. A Cl.4.6 Objection has been submitted in support of the ridge height beyond the MHWL, and this is supported in the report to the DDP. The boat shed form is entirely consistent with boat sheds straddling the MHWL built in the last 30 years around Scotland Island, and along the Western Foreshores.

Skid ramp - The skid ramp allows for lifting small water craft up the 1.5m from the seabed to the boat shed. Mean high tide comes almost half way up the ramp, and at very low tides it is a small step from the seabed onto the bottom of the ramp.

SCOTLAND ISLAND NSW 2105
PO Box 204 CHURCH POINT NSW 2105
Reg. Office: 48 ROBERTSON ROAD SCOTLAND ISLAND NSW 2105

Mob : 0409 047 513
E: scrosby@internode.on.net
ABN/ACN 39 002 145 155

BIC for the existing waterfront decking - The applicant accepts the deferred development of the new works whilst a BIC is obtained for the pre-existing decking.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Stephen Crosby', written in a cursive style.

STEPHEN CROSBY
STEPHEN CROSBY & ASSOC. PTY. LTD.