
Sent: 20/02/2024 8:52:52 AM

Subject: Submission regarding DA2023/1908 41 Robertson Road, Scotland Island

Cathy and Peter Shelley
37 Roberston Road,
Scotland Island,
NSW 2105.
19/02/2024

Regarding: DA2023/1908 @ 41 Robertson Road, Scotland Island.

To the Planning department at the Northern Beaches Council,

Please accept this as a submission to voice our concern about the height and scale of the proposed development at 41 Robertson Road, Scotland Island.

We have only just been made aware of this development application by neighbours, we were not notified by council or consulted by the applicants and so had no way of meeting the submission closing date of 08/02/2024.

We understand Scotland Island is a natural environment, zoned as C3 - Environmental Management with strict controls regarding the fit of housing development in relation to topography, natural bushland and other residential housing in the area.

The home at 41 Robertson Road is already a very large, two-storey home, with a striking facade from the water. The proposed development takes it to 3-storeys further dominating the bush and coastal environment.

Our concern is, that in accepting this DA, the council sets a precedent for the development of other three-storey houses, changing the nature of the island and seemingly contradicting the planning guidelines for homes in keeping with a natural environment.

We understand the family may have further needs regarding their accommodation and hope that together with their architect they may be able to plan this development within the current boundaries of their home.

Thank you for considering our views.

Cathy and Peter Shelley