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**Sent:** 27/02/2024 10:47:20 AM  
**Subject:** Ref DA 2023/1908 Objection Submission 41 Robertson Road Scotland Island  
**Attachments:** Submission NBC re DA 2023 1908 41 Robertson Road Scotland Island.docx;

Please see attached in word format copy my submission regarding my objection to DA 2023/1908

**Subject:** Submission regarding DA2023/1908 41 Robertson Road, Scotland Island 2015

To the Planning department at the Northern Beaches Council,

I have only recently been advised of this Development Application by concerned neighbours who were not officially notified by Council, hence my late submission of objection, that I ask be recorded before any decisions are made in relation to this application.

I fully support their submissions due to the well informed non-compliance issues raised and the adverse affect on their residences and with regard to the objectives of the current LEP as below to which this development does not meet.

**Pittwater LEP 4.3 Height of buildings**

) The objectives of this clause are as follows—

) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,

) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,

) to minimise any overshadowing of neighbouring properties,

) to allow for the reasonable sharing of views,

) to encourage buildings that are designed to respond sensitively to the natural topography,

to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.

If Council approve this DA in its current form it will set a precedent for the development of other large scale houses, changing the nature of the Scotland Island topography, especially when viewed from the Pittwater and seemingly contradicting the above planning guidelines for homes in keeping with a natural environment.

I therefore officially submit my objection to this DA in its current form

June Lahm

21 Robertson Road,

Scotland Island,

NSW 2105.

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(1) The objectives of this clause are as follows—

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- (b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,
- (c) to minimise any overshadowing of neighbouring properties,
- (d) to allow for the reasonable sharing of views,
- (e) to encourage buildings that are designed to respond sensitively to the natural topography,
- (f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.

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