

From: Karen Ward
Sent: 19/02/2024 10:40:26 AM
To: Council Northernbeaches Mailbox
Cc: Reeve Cocks
Subject: TRIMMED: Re: DA2023/1908. 41 Robertson Road Scotland Island
Attachments: Submission #41 Robertson Road (1).docx;

Dear Council


Please ignore the submission below, attached is an updated one. I have made one change, which is the removal of the words "study window" on page 2. The rest remains unchanged.



Many thanks.

Karen


Kind Regards,
Karen



Sent: Sunday, 18 February 2024 6:17 PM
To: council@northernbeaches.nsw.gov.au <council@northernbeaches.nsw.gov.au>
Cc: Reeve Cocks <Reeve.Cocks@northernbeaches.nsw.gov.au>
Subject: DA2023/1908. 41 Robertson Road Scotland Island
Dear Council

Please find attached our submission regarding the proposed development DA2023/1908.

Many thanks
Matt & Karen Ward

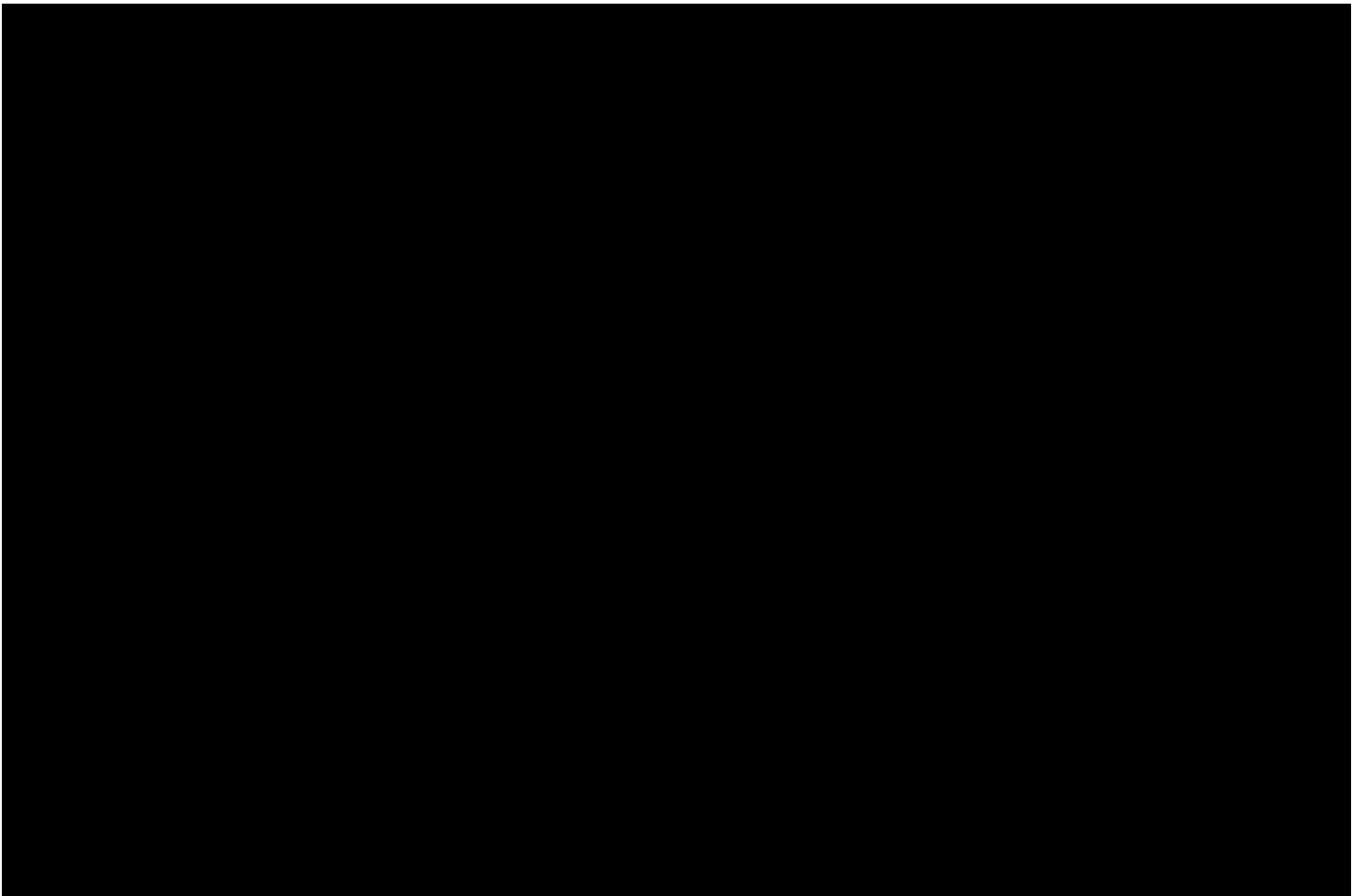


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[REDACTED]

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18th February 2024

To Whom It May Concern

Re: DA 2023/1908

We are writing to raise our concerns and objections to the proposed **DA 2023/1908** that has recently come to our attention. We find the DA 2023/1908 does not comply with PITTWATER 21 DCP on the following points:

D 8.2, D 8.6, D 8.8

D 8.2 SCENIC PROTECTION:

OUTCOMES: Achieve the desired future character of the locality....

CONTROLS: Development shall minimise any visual impact on the natural environment when viewed from any waterway.....

OUR ASSESSMENT: The addition of a 3rd level to the existing large and bulky house would clearly contravene the above controls and further deteriorate the desired character for waterfront land. The existing building looks already out of place as it is an extremely large house on a promontory and adding a third storey to it would cause it to overpower the surrounding waterfront properties completely. It would set a precedent for what bulk is acceptable on the beautiful Scotland Island coastline and Western foreshores of Pittwater.

Ref: Photo 1.1 below



Photo 1.1 – View from Pittwater waterway to existing home at 41 Robertson Rd.

DA 2023/ 1908 does not comply.

D 8.6 SIDE & REAR BUILDING LINE:

OUTCOMES: ...the bulk and scale of the built form is minimised.

Equitable preservation of views and vistas to and/ or from public /private places.

To ensure a reasonable level of privacy..... maintained to residential properties.

OUR ASSESSMENT: The bulk and scale of the 3rd floor extension creates a massively oversized and bulky property. It is already bulky due to its boxy shape and sitting on top of a promontory. An extra level would make it overbearing.

Currently the neighbours behind #41 (#30) have a limited water view, which would be completely lost or force them to go 2 storeys. On top people walking on Robertson Road can have glimpses of Pittwater behind #41. These will be lost, and no equitable sharing will remain. *Ref: Photo 2.1*

The proposed large windows and balcony facing east will allow the owners to overview several properties along the northern waterfront and greatly impose on their privacy. Due to the fact that most properties along the waterfront on Scotland Island are very narrow and concentrate their views and activities to the waterfront it will have a big impact on them being overlooked completely by #41s huge bedroom windows, ensuite windows and balcony. The windows and balcony should therefore not be permitted.

Several properties privacy would be impacted by the proposed DA 2023/1908. The impact can only be fully comprehended by a site visit, however I have included some images below from our property at #45 Robertson Rd



Photo 2.1 Glimpses of the water from Robertson Road public space.



Photo 2.2 View to the West from our Living/Lounge Room Area. Showing the current vista and rough outline of proposed 3rd Story.

We have large glass windows facing north and the proposed additions windows and balcony would allow views straight into our living space, losing privacy almost completely in this, our main living space.



Photo 2.3 View to the West from deep inside our living space showing how the proposed 3rd story will be positioned and we would lose our privacy.



Proposed DA

Photo 2.4 View from our bedroom window. The proposed windows and balcony on the Eastern side of the building should not be allowed as privacy to our bedroom and bedroom balcony will be severely impacted. The proposed DA would allow views directly into our bedroom and bedroom balcony.



Photo 2.5 View from our bedroom balcony.



Photo 2.6 View to the West from our downstairs entertainment area. Proposed windows and balcony would look straight into this living space and severely impact our privacy.



Photo 2.7. View from the waterfront (north) side of our property.



Photo 2.8. View from jetty back to the proposed development. Privacy & vista impacted.



Photo 2.9. View from the children's bedroom window. Privacy & vista impacted.

D 8.8 BUILDING ENVELOPE:

OUTCOMES: As previous

CONTROLS: Buildings are to be sited within the following envelope:
3.5m vertical on boundary, 45 degree in and up to 8.5m high.

OUR ASSESSMENT: The proposed 3rd Floor extension will breach the building envelope quite considerably. It will reach a height of 9.21m above the floor level of the lower habitable rooms on Level 1. This clearly contravenes the 8.5m height restriction.

Arguments might be brought forward that the original natural GF was higher, but the effect is NOW a **9.21m high** building, which additionally stands on the ridge of a promontory, making it look even higher and bulkier.

Furthermore, there is a restriction on floor levels on the Lower Western Foreshore (as in most parts of the NBC residential areas) of maximum 2 floors. The exception on land with a steep fall below the siting of the building does not apply in this case.

DA 2023/ 1908 does not comply.

CONCLUSION:

We appreciate that the owners have gone to a lot of effort and expense in getting their application to this point and with this objection, it is not our intention to cause any ill-will. It is to raise our concerns regarding how the proposed development would impact us, our property, the neighbourhood and to express our concerns regarding the severe loss of personal privacy it would have in many parts of our home and life. It would also set a precedent for allowed development on Scotland Island. We have not at this point had any consultation or discussions with the neighbours who own this property but are happy to do so now we are aware of the DA.

Due to the non-compliances raised above, we very strongly oppose the DA 2023/1908 and the granting of a permission to build a 3rd floor on top of #41 Robertson Road, Scotland Island.

Thank you for your consideration.

Matt & Karen Ward