
From: [REDACTED]
Sent: 27/11/2023 10:16:02 AM
To: Council Northernbeaches Mailbox
Subject: Submission DA2020/1762 Mod2023/0554

NON PUBLIC SUBMISSION

I respectfully request that my submission NOT be made publicly available on Council's website, unless my name and address details are firstly redacted.

To Whom It May Concern at Northern Beaches Council

I write to object to the above captioned Modification on the following basis;

- This is not a pre-existing use exception – the proposed development is significantly larger than the original boat shed and associated improvements. I am supportive of a “like for like” replacement (as is imposed on all of us who repair or replace existing permissive occupancies) but not something whose slab footprint stretches approximately 2m further out from the shore, whose concrete ramp (including slipway) is more than 50% greater in mass than the original and whose ramp and slipway is some 10 m further beyond the average low water mark;
- The visual impact of the proposed development is massively different from the original and could not be described as “in keeping with the visual amenity of the area”;
- The significantly increased size and mass of the proposed development and the proposed northern revetment wall being at right angles to the shoreline and encroaching westward a further 10m (approximately) into the waterway beyond the original end of the northern revetment wall of the previous boathouse in the same location. This will surely adversely impact the circulation of water north and south of the barrier to the detriment of the community seeking to enjoy the shoreline at either side of this location; and
- If my memory serves me correctly, the approval of a Permissive Occupancy by Crown Land requires, at a minimum, the consent of NBC or the lease of community land by NBC to the owners. The later was the subject to a Community Consultation sometime ago and as I remember it, there was overwhelming public opposition to this. This sentiment of the local community must be taken into account in the approval of this DA- the mere provision for access is not suffice.

Yours sincerely

[REDACTED]

[REDACTED]