
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 29/08/2023 11:36:13 AM
To: DA Submission Mailbox
Subject: Online Submission

29/08/2023

MS Susan Kluss
25 Abernethy ST
Seaforth NSW 2092
[REDACTED]

RE: DA2022/2207 - 30 Abernethy Street SEAFORTH NSW 2092

Sam Liuzzo and Sue Kluss
25 ABERNETHY ST
SEAFORTH 2029
[REDACTED]

22 August 2023
The General Manager
Northern Beaches Council
725 Pittwater Road
DEE WHY NSW 2099

Dear Sir/Madam,

Submission in regards to DA2022/2207 Development Application
30 Abernethy Street, Seaforth
"Demolition works and construction of a dwelling house including swimming pool."

Thank you for the information concerning this proposal.

We refer to our previous objection lodged 31 January 2023 and ask council to note our house is directly opposite the proposed development and contrary to the assertions the dwelling house proposal at 30 Abernethy Street raises considerable concerns regarding view loss, and the amenity of the street from our perspective.

The revised plan has a negligible effect on the concerns already raised. The height of the proposed building is but 30mm lower than previously proposed and the depth of the building but 1.25m and 1.5 m different to the previously proposed plans.

The site poles erected by councils contractors confirm and reinforce our belief that the view from the first level of our home will be almost entirely obscured and the view from the second level dramatically reduced, even with the proposed alteration.

The new illustration maintains the property back from the roadway, though the current fence is

retained the position of the building does not appear to be substantially altered. This land at the front of home was leased by the residents from council and is less than 2 meters from the gutter. This further pushes the proposal deeper into the property and potentially further impacts the view from our home.

We also maintain that current streetscape has no gabled roofs visible from the street, and is not sympathetic to the neighbourhood in style or amenity. The amended plan also asserts that trees have been removed or substantially cut and we have not observed this to be the case. It has long been our concern that the tree complained of is overgrown and a potential hazard and should any significant lopping have occurred we would be aware of it.

Our home has been carefully renovated over many years to encapsulate the water views of Middle Harbour and been consistently sympathetic to our neighbours interests. The views are a major feature of the value of our home and will be largely obscured from the first level of our house if the plans are accurate (as opposed to the drawing). We also believe that the views from our second level will be also far more adversely affected than the submissions disclose or acknowledge in any way.

We also note that all development has historically been required to be within the current building envelope (which we have respected) and that this new construction would significantly exceed these spaces and provide a property disproportionate to the land allotment.

Regards
Sam Liuzzo and Sue Kluss