

THE PLANNINGHUB

by Hawes & Swan

23 January 2023

council@northernbeaches.nsw.gov.au

General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655

Dear Sir / Madam,

Written Submission to the Development Proposal for Works at 30 Abernethy Street, Seaforth on behalf of Owner of 23 Abernethy Street, Seaforth on – DA 2022/2207

Thank you for providing the opportunity to comment on the Development Application for the proposed demolition of an existing dwelling, and construction of a dwelling house and swimming pool at 30 Abernethy Street, Seaforth (**DA-2022/2207**). This submission is written on behalf of the owner (**our client**) of 23 Abernethy Street, Seaforth which is located directly adjacent to 28 Abernethy Street, Seaforth.

It is our professional opinion that the development as proposed raises significant issues that result in unacceptable impacts on our client's property and the surrounding area. The significant issues are as follows:

- Unacceptable building height, bulk, and scale;
- Unacceptable impacts on important water views; and
- Unsympathetic to the neighborhood character.

Based on the current design, the Development Proposal is not to be supported as the raised issues cannot be resolved easily. The following provides a review of the Development Proposal, its impact on our client's property and desired outcome for the site and locality.

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1.0 Impacts on the Development

The proposed development is inconsistent with the objectives of Clause 4.3 of the Manly LEP 2013 as the dwelling if approved, will obscure important landscape public domain features such as the oceanic views of the Middle Harbour. The proposed exceedance in height is regarded excessive and inappropriate as the built form will significantly obstruct iconic views from the public domain and will result in devastating loss of iconic views for our client who sits adjacent to the subject site. Should this proposal be approved, our client's existing views to the ocean will be blocked and the amenity current streetscape of Abernethy Street will be severely diminished.

Furthermore, the proposed development also does not comply with the objectives of Clause 4.4 of the Manly LEP 2013 as it exceeds the maximum FSR applicable to the site. The proposed dwelling therefore results in excessive bulk and scale impacts upon the streetscape and set a negative precedent for development along Abernethy Street. The development is thus out of character, and unsympathetic to the existing neighborhood character, landscape, and streetscape amenity.

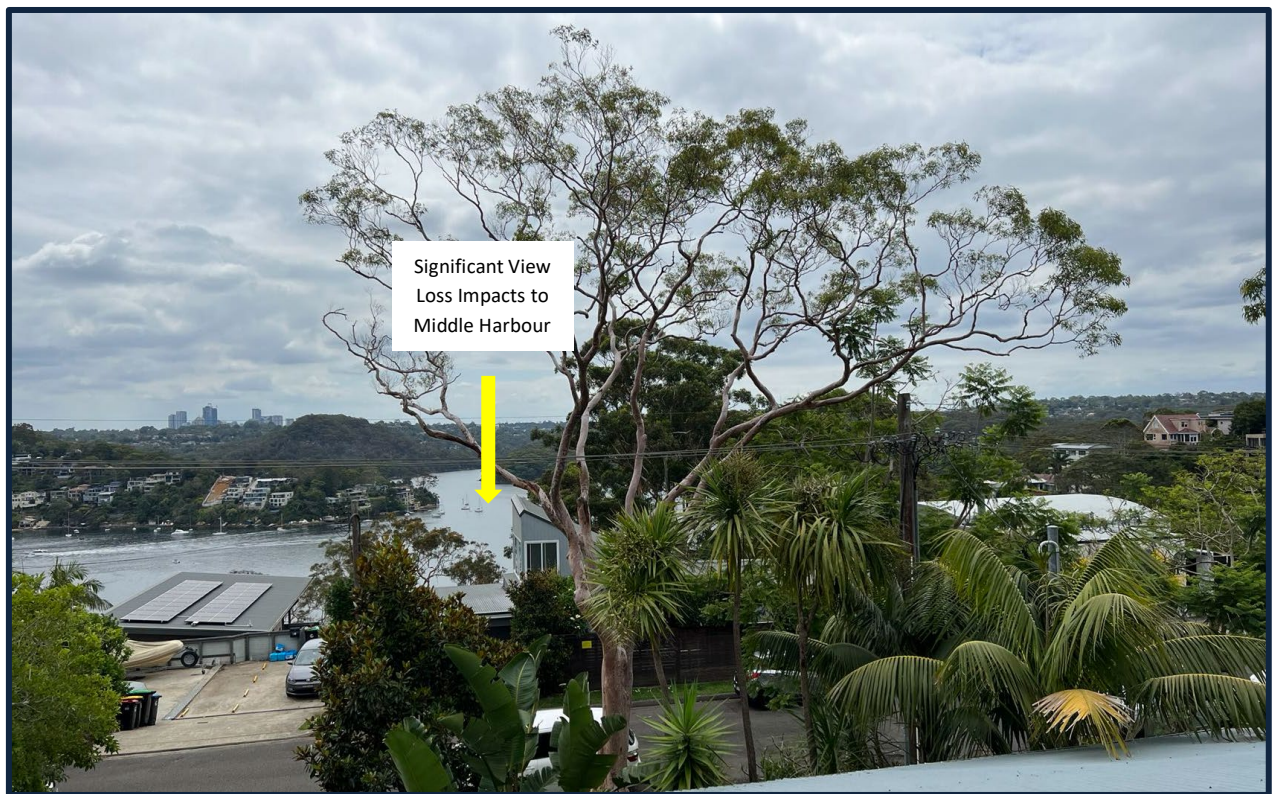


Figure 1: View to Middle Harbour from the Balcony of 23 Abernethy Street

2.0 Insufficient Information

Insufficient information has been lodged to properly consider and assess the potential impact of the proposal on surrounding development. Further information must be provided by the applicant in relation to the potential impacts on the amenity of residential developments within proximity. At a minimum this is to include:

- Detailed Views Analysis that accurately identifies all existing significant and iconic views of surrounding development, including our client's property;
- Detailed Analysis of the potential visual impacts of the proposal on surrounding development; and
- Detailed Streetscape Analysis of the potential bulk and scale impacts upon the surrounding streetscape and landscape amenity.

The above documentation will enable the consent authority to properly consider what controls are appropriate for the site to ensure the Development Proposal can facilitate future development that will positively contribute to the area and will not adversely impact surrounding development.

3.0 Desired Outcomes

The development as proposed has significant issues that result in unacceptable impacts on our client's property and the surrounding area. The desired outcome of this submission is for the development proposal to be refused and revised to provide an appropriate outcome for the site and to resolve the issues raised in this letter.

4.0 Conclusion

This objection is written on behalf of the owner of 23 Abernethy Street, Seaforth in relation to the Development Application for the demolition and construction of a new dwelling at the site 30 Abernethy Street, Seaforth. It is our professional opinion that these works as proposed has significant issues that result in unacceptable impacts on our client's property and the surrounding area. The significant issues are as follows:

- Unacceptable building height, bulk, and scale;
- Unacceptable impacts on important water views; and
- Unsympathetic to the neighborhood character.

Given the level of concern with the application it would be appreciated if you could keep us, and our client informed as the proposal is considered and we welcome Council to undertake a site inspection of our client's property at a convenient time.

Should you wish to discuss any of the details of this response please do not hesitate to contact **Kalinda** on 9690 0279 or kalinda@theplanninghub.com.au.

Yours sincerely,



KALINDA LI
TOWN PLANNER | THE PLANNINGHUB



Jeremy Swan
DIRECTOR | THE PLANNINGHUB