
From: Amanda Wu
Sent: 20/05/2025 3:31:46 PM
To: Council Northernbeaches Mailbox
Subject: Submission re DA2025/0280 - 4 Salisbury Square, Seaforth
Attachments: CouncilSubmission_McFarlane.pdf;

Hi Julie,

Please find attached our submission regarding DA2025/0280 - 4 Salisbury Square, Seaforth.

Our contact details are:

Amanda and Josh McFarlane
2 Salisbury Square,
Seaforth NSW 2092



Many thanks,
Amanda

19 May 2025

Northern Beaches Council
Julie Edwards

Re: DA application number DA2025/0280 – 4 Salisbury Square, Seaforth

Dear Julie,

We are the owners of 2 Salisbury Square, Seaforth, which directly adjoins the property at 4 Salisbury Square, currently the subject of Development Application DA2025/0280.

After reviewing the plans and supporting documents, we would like to raise our concerns regarding the proposed development. We are directly affected and kindly request that a Council officer visit our property to assess the impacts firsthand.

Our key concerns are:

- Overshadowing
- Privacy
- Bulk and scale

Overshadowing

The proposed development will cause significant loss of sunlight to our rooms on Northern Elevation, backyard and swimming pool area. Based on the submitted shadow diagrams, it appears that the development will fail to meet the required 3 hours of solar access to our private open space on 21 June. This greatly affects the amenity and use of our outdoor living area.

We have concerns about the accuracy of the submitted shadow analysis. We believe the submitted shadow analysis exaggerates the shadow cast by our fence, making the impact on solar access look smaller than it is. On June 21st, in our opinion, the fence does not cast that much of a shadow as indicated.

Please note there are no solar panels on 2 Salisbury Squares roof as mentioned in the DA.

Privacy

Windows appear to directly overlook our backyard, pool, master bedroom, and main living areas. From the plans, there does not appear to be sufficient privacy treatments such as obscured glazing, high sill heights, or screening. This creates a direct line of sight into sensitive areas of our home and outdoor space, significantly impacting our privacy and comfort.

Bulk and Scale

The size and height of the proposed dwelling, as it presents to our boundary, is material. The development will completely obstruct the only outlook from our main

living areas and outdoor private area, resulting in a loss of openness and visual amenity. The building's bulk as viewed from our home is imposing.

As we are a corner allotment there is no other space to enjoy outdoor living.

We would greatly appreciate the opportunity to provide further information and context during a site inspection. Please let us know if a visit can be arranged, and do not hesitate to contact us should you require any clarification or supporting detail.

Kind regards,

Josh and Amanda McFarlane 