
Sent: 7/04/2020 6:45:43 PM
Subject: Online Submission

07/04/2020

MR Lars Weber
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RE: DA2020/0236 - 15 Alto Avenue SEAFORTH NSW 2092

Lars Weber
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7 April 2020

The General Manager
Northern Beaches Council
PO Box 82
Manly, NSW 1655

Dear Sir/Madam

Re; Development Applications:
DA2020/0236 - 15 Alto Avenue, Seaforth - subdivision of one lot into two
DA2020/0237 - 15 Alto Avenue, Seaforth - new dwelling house

I am the owner of 9 Alto Avenue, Seaforth, which is adjacent to the northern boundary of the proposed subdivision and development at 15 Alto Avenue, Seaforth.

I wish to raise the following objections, comments and major concerns with regard to both Development Applications DA2020/0236 and DA2020/0237:

1. The proposed Torrens title subdivision of the one lot into two in DA2020/0236 will have a significant and detrimental impact on the locality and our property. The applicant has failed to properly address the matters of over-development, negative environmental effect on neighbouring properties and the drainage easement, which resulted in Council's refusal of the previous development application DA2019/0344. Of major concern is that the applicant's flood study report has not adequately considered the cumulative impacts of flooding up stream of the development and altered overland flows that would result from the subdivision and ensuing development, both in the vicinity of Council's drainage easement as well as wider impacts on adjacent properties.

2. The development application DA2020/0237 for the new dwelling house is linked to council also granting consent to the subdivision of the existing lot into two lots proposed in the development application DA2020/0236. The rational justifying the development made in the application is flawed and fails to demonstrate that the proposed new dwelling house complies

with the development controls and other environmental requirements for the allotments when subdivided.

3. The development application DA2020/0237 has clearly based its calculations for the proposed development on the entire site prior to it being subdivided. The "Table of Compliance" in the Statement of Environmental Effects document incorrectly assumes that the allotment is not subdivided and by inference would therefore not be subdivided in order to comply. In this regard, the application for the new dwelling house is disingenuous. It is imperative that the applicant demonstrates that the proposed new dwelling house complies with a post subdivision allotment site area of 519.5 square metres and not the total existing allotment area of 1037 square metres. As a consequence, the current application for the two-storey dwelling house and detached double garage with adjacent guest suite would result in a major overdevelopment of the site.

4. Being the owner and resident of 9 Alto Avenue, I am very concerned about the impact the proposed two-storey development, in very close proximity to our private open space, would have on our privacy and views. The proposed development would directly overlook our back yard and living area, and severely compromise the amenity of our rear deck on which we currently enjoy unaffected privacy.

In consideration of the above concerns, I respectfully request that Council refuse both Development Application DA2020/0236 and Development Application DA2020/0237 for 15 Alto Avenue, Seaforth.

Yours sincerely

Lars Weber