
From: Joadi Russo
Sent: 3/02/2025 12:19:43 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: DA2024/1803 2A Edgecliffe Esplanade and 9 Old Sydney Road Seaforth.

Good Morning

I am writing to express my concerns regarding the Development Application DA2024/1803 2A Edgecliffe Esplanade and 9 Old Sydney Road Seaforth.

I would like to clarify that I do not wish to object to the proposal outright. However, had the correct information been included in the application, I may not have felt the need to raise these concerns. I appreciate that this property is in need of repair and renovation, and I hope that the project is ultimately successful.

One of my primary concerns is the lack of accurate shadow diagrams. Based on my understanding, the proposed changes may significantly impact my main outdoor balcony area and the winter sunlight access (solstice) across the majority of my property. Without the correct diagrams, I cannot properly assess the potential loss or benefits to my property, and I must assume that there will be an adverse impact. I respectfully request that accurate shadow diagrams be provided so I can evaluate the full extent of the impact.

Additionally, I request that privacy considerations be incorporated into the design. Specifically, I ask that light-filtering privacy screens be installed on the balconies and windows located on the south-western side of the property. I also request that a privacy screen be installed around the pool area, as this could otherwise significantly affect my privacy. Furthermore, I am concerned that due to the height of the pool, there may be an increase in noise from this area. I would appreciate it if consideration could be given to lowering the pool further into the land, ideally below the current fence height, to help mitigate noise and privacy concerns.

Furthermore, I have concerns regarding the proposed waste disposal area. As our street is a cul-de-sac, there is currently very limited space for bin placement. I request that this issue be carefully considered in the design, ensuring that waste disposal does not create additional congestion. Additionally, I ask that the front door and pathway remain on the northern side of the property to minimize disruptions.

I appreciate your time in reviewing these concerns and look forward to your response. Please do not hesitate to contact me should you require further clarification. Thank you

Kind Regards,

Joadi Russo

Begin forwarded message:

From: Joadi Russo

Subject: DA2024/1803 2A Edgecliffe Esplanade and 9 Old Sydney Road Seaforth.

Date: 24 January 2025 at 8:53:13 am AEDT

To: Council Mailbox

Good Morning,

I recently came across an application for the above-mentioned property and wish to raise some concerns. However, I would like to note that I did not receive any notification or correspondence from the council regarding this application. I only discovered it by chance.

Before submitting a formal objection, I wish to address a key issue with the submitted documentation. Specifically, there is no shadow diagram included to illustrate the potential impact on my property at 2C Edgecliffe Esplanade, Seaforth. Additionally, I believe the proposal does not adequately account for the standard council setback requirements.

Could you please ensure that the documentation is updated to include the relevant diagrams and compliance details? These are critical for me to assess the impact of the proposed build on my property.

Thank you, and I will proceed with my formal objection once the appropriate information is made available.

Kind regards,

Joadi Russo

