
Sent: 8/04/2020 1:54:59 PM
Subject: Online Submission

08/04/2020

MR Rod Hermann
11 Alto AVE
Seaforth NSW 2092
rhermann@optusnet.com.au

RE: DA2020/0237 - 15 Alto Avenue SEAFORTH NSW 2092

Mr R and Mrs J Hermann
11 Alto Ave
Seaforth NSW 2092
rhermann@optusnet.com.au
8/4/2020

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

We wish to raise the following objections to the above development applications:

1. New dwelling house: - Setback for the additional garage and bedroom do not seem comply with setback guidelines for the street, i.e. the front of garage and bedroom dwelling will not be in line with the other houses on Alto Ave and will indicate overcrowding of the site.

Also, in relation to the measurement of the setback - it has been taken from the corner of the room and not from the veranda front, which to my understanding is the definition of a building. Also, on the plans, the Northern Elevation seems to leave the veranda out of the drawings, but it is in on the driveway set out plan and Western Elevation.

2. New dwelling house: - The combined footprint of the main house and separate garage/ bedroom will overdevelop the site, and this is not in keeping with the neighbourhood. Additionally, the positioning of the main building of the development will be overbearing on our property at 11 Alto Ave in that the front of this building is right on the boundary fence with 13 Alto, and the rear of the building proper is right on the boundary fence at 9 Alto Ave giving an overbearing positioning of the building. In short, the bulk of this large dwelling would be right on the back fence of 11 Alto Avenue.

Further to this, the building development (both main and garage / bedroom portion) will have an unfair impact on the liveability of our house in terms of being overlooked, encroaching on our private space and detracting from our district outlook in an unreasonable manner. This particularly impacts us given the North-South orientation of our (and our neighbours) sites, while this new dwelling has East-West orientation. As it appears this planned dwelling is pushing allowable footprint limits to the maximum we would ask that you carefully consider our request as 11 Alto Avenue will bear the brunt of the impact of this development.

3. New dwelling house: - I have concerns about the storm water drain through the property and whether the building positions meet the requirements in terms of construction of building within its vicinity.

4. The new building application bases its calculations and submission on the whole property prior to subdivision, and therefore they appear to have been made in error or are misleading.

5. Subdivision: Over development of the site: The subdivision is clearly designed to develop two dwellings on the site at 15 Alto Ave. Yet the subdivision application only requests new building on one site (being on the Alto Ave side), and demolition of the building on the Prince Edward St side.

It is impossible to gauge the site development when only part of the plans are submitted.

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 faithfully

Rod and Jean Hermann
11 Alto Ave
Seaforth NSW 2092