
From: Claire Howell
Sent: 27/07/2024 2:13:29 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Submission re application number: DA2024/0924
Attachments: Council Submission - Howell.docx;

Hi Michael,

Please find attached our submission regarding notice of proposed development application number DA2024/0924.

Our contact details are as follows:

Claire and Drew Howell
30 Alto Avenue
Seaforth NSW 2092
[REDACTED]

Thank you,
Claire

26th July 2024

Northern Beaches Council
Michael French

Re: DA application number DA2024/0924 – 28 Alto Avenue Seaforth

Dear Michael,

We are the residents of 30 Alto Avenue and are located on the southern boundary of the proposed development site of 28 Alto Avenue. We are writing to express our concerns about a number of issues relating to the proposed development; as follows.

1. Privacy

The three new upper-level windows on the southern side (W8, W9, and W10) give a direct view into our only private open space. The unusual location and set back of the current dwelling which is adjacent to our backyard exacerbates this privacy issue. We request these windows to be highlight windows with a minimum sill height of 1.6m and that W9 is also obscure glazed. A separate window could be provided on the western wall of the new bedroom 3. The proposed location of these windows also permit views back into our dwelling and into our living rooms which contributes to loss of privacy internally and externally. Our rear yard is our only area of private space which is already compromised by an existing large window and any further reduction in privacy should not be supported.

2. Setback

The setback on the southern side does not comply with Councils DCP and is not one third of the wall height. This non-compliance results in bulk and scale to a dwelling that is already close to the boundary which contributes to a reduction in amenity and further compromises our privacy. The proposed development is also weighted towards the southern boundary rather than being centered. The bulk and scale proposed, as well as the sloping site, negatively impacts our solar access with overshadowing into our only private open space and living room and visual privacy.

3. Stormwater

The stormwater plans submitted do not take into consideration that the dividing fence is not on the boundary. The illustration within the stormwater plan shows that a stormwater pipe runs the length of the southern boundary however the illustration is proxy to the distance from the fence, not the boundary. When we move the fence back to the boundary, the stormwater pipe will need to be moved. We request a condition on any approval given that all stormwater solutions and works must be contained wholly within the boundaries on the development site.

Photo 1 below shows the stormwater pipe on our land. The survey submitted with the plans shows that the shed has encroached on our land. The below photo indicates that the stormwater pipe in line with the southern side wall of the shed and therefore, is not contained within the boundary of the proposed development.

Photo 1: Location of stormwater pipe



We look forward to your response on these matters.