
Sent: 8/09/2020 10:34:20 AM
Subject: Application No. DA2019/1447 - Submission to the Development Determination Panel (DDP)- URGENT
Attachments: Submission to DDP re DA20191447.pdf;

Please see attached for urgent review.

Warmest Regards,

Peter Ferragina
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*IRi Pharmacy Scan Data MAT 04/02/19. Fastest growing vitamin brand.

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September 8 2020
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RE ; DA2019/1447- 27 Alan Avenue Seaforth NSW 2092.

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchApplication.aspx?id=1762430>

Thank you for the notice in advising of the forthcoming meeting of the Development Determination Panel (DDP) regarding the above DA on Wednesday the 9th September 2020.

I would like to address the assessment report which was published on the council website on the 2nd September 2020 in which my previous objections and concerns were basically ignored.

As an elderly resident of over 40 years, my property shares the back boundary, and once again, these are my serious concerns and objections:

1. The Assessment letter has not dealt with the height of the 2 privacy trees directly on the boundary which can grow up to 4.5m tall with the addition of tall bamboo lining the back fence. This is completely unacceptable as this will block north facing sunlight into our garden, where in our retirement, we enjoy the solace and peace of cultivating our vegetable garden in which we spend many hours each day. My suggestion would be to move the 2 large 4.5m trees adjacent to the pool in the grass area away from my property. With regards to privacy for the pool area I would suggest the bamboo lining of trees (or a screen) on the pool boundary, NOT on the back fence.
2. The assessment letter has not adequately dealt with problems having the pool filter close to my property - In my experience, as a developer of 50 plus years, no acoustic amenity will be possible with the filter being within close proximity to our property. We certainly do not wish to have the constant noise of said pool filter disrupting our peaceful oasis of a garden. My suggestion here is to move the pool filter between the pool and new dwelling, away from our boundary.
3. In my experience as a prominent and reputable Master Builder on the Northern Beaches for over 50 years the actual building bulk is too large for the property size and in fact, I raise concerns of serious breach in the following noncompliance:
 - Clause 4.1.2 Height of Buildings
 - Clause 4.1.3 Floor Space Ratio
 - Clause 4.1.4 Setbacks and Building

In my experience of property development, the above DA is completely unacceptable unless serious adjustments are made as I have highlighted above.

Best Regards
Don and Rose Ferragina

