
Sent: 17/01/2020 4:15:10 PM
Subject: Application No. DA2019/1447
Attachments: IMG_0707.jpeg; IMG_0708.jpeg; IMG_0709.jpeg;

Development at 27 Alan Avenue Seaforth
DA 2019/1447

I am a retired builder and my wife and I have been living at 64A Edgecliffe Esplanade Seaforth for 41 years. Our home was built on a battle-axe block so our house is 6.5 metres from the back boundary which borders with 27 Alan Avenue. My wife and I spend most of our day in our back-vegetable garden, which provides us and our children with seasonal produce, much pleasure and pride, as well as physical activity and purpose.

On examining the proposed dual occupancy plans, we have 4 main concerns, 3 of which directly relate to our border, our back garden and the closeness of our home. These concerns are as follows;

1. The plans include 2 swimming pools. Both filter boxes for these pools are currently proposed to be situated very close to our boundary. The motor in pool filter boxes are noisy and as they will be very close to our boundary, we will be able to hear them when we are in our garden and from our kitchen and dining areas. These filter boxes can easily be moved further away from the boundary to eliminate and/or lessen the noise from the motors.
2. The plans have 8 x Bambusa 'Gold Stripe' screens planted right along the complete width of our back boundary. This is bamboo which can grow up to 4 metres high. This will block most of the sun on our vegetable garden and along the complete width of our block, leaving a significant portion of our backyard in complete shade. This screen has been proposed to provide privacy for the pool areas. However, as our kitchen, dining areas and balcony are located on the second floor of our home overlooking the backyard, no privacy will be achieved by these plants, as we will still be able to overlook onto the pool areas. A more effective idea is to place privacy screens closer to the pools, rather than on the boundary, as this will block our overview of the pool areas.
3. We also object to the 2 native replacement trees on the plan. These trees on the plan are situated right on the back boundary and are very large, once again blocking the sun onto our property. These trees or smaller ones, can be planted away from the boundary, closer to the pools which will also assist in providing privacy around the pool areas, rather than on the boundary. Once again, from our kitchen and balcony, we will still be able to overlook onto the pool areas if the trees are planted on the boundary. Therefore, no privacy will be achieved by planting these trees so close to the boundary.
4. Our final concern is that this is the first dual occupancy proposed on the street. All other homes are single dwellings with good land to building ratios. This proposed construction is very large and very close to all 3 neighbouring boundaries and not at all in accordance with and sympathetic to the existing streetscape.

Attached please see photos taken from our kitchen balcony which shows reasons for our concerns stated above.

We greatly appreciate your consideration of our concerns for this proposed development.

Regards,

Don and Rose Ferragina





