
From: [REDACTED]
Sent: 30/01/2023 1:43:18 PM
To: Council Northernbeaches Mailbox
Cc: [REDACTED]
Subject: 30 abernethy st seaforth DA 2022/2207
Attachments: objection letter 30 abernethy .docx;

Sam Liuzzo and Sue Kluss

25 ABERNETHY ST
SEAFORTH 2029



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30 January 2023

The General Manager
Northern Beaches Council
725 Pittwater Road
DEE WHY NSW 2099

Dear Sir/Madam,

**Submission in regards to DA2022/2207 Development Application
30 Abernethy Street, Seaforth**

“Demolition works and construction of a dwelling house including swimming pool.”

Our house is directly opposite the proposed development and contrary to the assertions the dwelling house proposal at 30 Abernethy Street raises considerable concerns regarding view loss, and the amenity of the street from our perspective. We have also identified a number of serious errors within the documentation submitted with DA2022/2207.

These inaccuracies include but are not limited to:

- a. We anticipate comparing the plans as opposed to the illustration of the proposal that the view from the first level of our home will be almost entirely obscured and the view from the second level dramatically reduced.
- b. The illustration also sets the property back some meters from the roadway. This land was leased by the residents from council and is less than 2 meters from the gutter. This further pushes the proposal deeper into the property and potentially further impacts the view from our home.
- c. The current streetscape has no gabled roofs visible from the street, and is not sympathetic to the neighbourhood in style or amenity.

Our home has been carefully renovated over many years to encapsulate the water views of Middle Harbour and been consistently sympathetic to our neighbours interests.

It is a major feature of the value of our home and will be largely obscured from the first level of our house if the plans are accurate (as opposed to the drawing). We also believe that the views from our second level will be also far more adversely affected than the submissions disclose

We would ask that council consider an independent assessment of the height and depth of the development and provide us with a further opportunity for comment before the plans are approved.

We also note that all development has historically been required to be within the current building envelope and that this new construction would significantly exceed these spaces

Regards

Sam Liuzzo and Sue Kluss