
Sent: 4/03/2025 8:06:48 AM

Subject: Application No. DA2025/0096 Lot 8 DP19832 15 Manly Rd Seaforth

Application No. DA2025/0096
Lot 8 DP19832 15 Manly Rd Seaforth

To Whom It May Concern,

We believe that the front yard is not a suitable location for a swimming pool and that it will intrude into the sense of open space and dramatically change the streetscape in our neighbourhood. As well as having a significant impact on our privacy acoustically and visually for the following reasons -

1. There is no detailed landscape plan - no detail for planting and planting heights.
Existing view will be significantly impacted/obstructed. Recently planted (non native) cyprus trees (x6) along boundary fence look to exceed 2.5m in height which will significantly impact morning sunlight and obstruct the existing view from the eastern side of our house.
2. The pool and surrounding decking intrude well beyond the existing building line.
The front yard location for the pool greatly impacts our outlook, view and light. The height of the pool above natural ground level and the required height for pool fencing will dramatically change the streetscape as there is currently no front fencing and negatively impact the sense of open space in the neighbourhood
3. West and South elevation drawings do not show the existing 1m high fence between no.13 & no.15. It is unclear whether the pool decking will be above the existing fence line.
-Pool height appears at 1.2 m above natural ground level
-Pool decking and (south) pool gate appears at 1.4m above natural ground level
-Pool fence appears 2.43m above natural ground level (DA07 rev A).
The raised pool level and decking so close to our boundary will significantly impact both our visual and acoustic privacy, and aesthetically change the sense of open space.
Plans show no perspective from 13 Manly Rd.
4. Pool pump equipment location is not shown. This potentially affects bedrooms and home office space on the eastern side of our property
5. Also of concern, affecting all residences using the driveway is the current state of the driveway. Due to an increased volume of water from the easements and properties at the rear, and the excess water flowing onto the driveway, the driveway in its current state would not be able to withstand heavy trucks and extra traffic consistent with the construction work required.

Regards
Fred and Anthea van Dyk
13 Manly Rd, Seaforth 2092