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RE: Mod2020/0095 - 88 Frenchs Forest Road SEAFORTH NSW 2092

We would like to raise 3 concerns about the development proposal:

1. (Compliance assessment clause 3.4). The indicated height of the north facing garden. Elevation plans indicate that the garden will be at a similar height as the alfresco area attached to the northern side of the house. The alfresco area is approximately 1 meter above existing ground level and affects our privacy as we enter our garden. If the garden is raised to this level there will be a major impact on our privacy. We already have a fence of 1.8 meters in place. Please note that plans have been drawn from the high side (elevation and section plans) of the property. Given that we are on the low side, where the property falls away, the impact is greater on the eastern boundary of the property (Site Description within the Development Application Assessment Report).
2. (Compliance assessment clause 3.4). Placement of the pool pump. Whilst not annotated on the plans, we have concerns if it is positioned near the eastern boundary of the property as we are already subjected to ongoing noise from a 24kw air conditioning unit placed on the eastern boundary extremely close to our bedrooms. We have been advised that this sized unit is also used for commercial purposes.
3. (Compliance assessment clause 3.4). Rectangular feature indicated in the south facing garden. It is unclear from the plans what this feature will be and if it is a fountain with a pump it will produce further noise pollution on the eastern boundary of the property.