
From: YX Family
Sent: 17/01/2022 8:08:51 PM
To: Council Northernbeaches Mailbox
Cc: steven
Subject: RE: DA 2021/2463; 173A Seaforth Crescent Seaforth NSW 2092
Written Objection
Attachments: Submission - Xu & Yu.pdf;

Dear Mr. Duncan,

We hope this email find you well! We are writing to you regarding the recent DA 2021/2463 submitted by Andrew James Hills of "Nelma" 173A Seaforth Cres, Seaforth NSW 2092.

We are writing this objection as the owners of the property directly below the proposed DA, 175 Seaforth Cres, Seaforth NSW 2092.

The full objection letter has been attached below as PDF for your convenience, and we thank you for your time to read all the submissions!

Kindest regards

Xu & Yu Family

Meizhu Xu & Ping Yu
175 Seaforth Crescent
Seaforth
NSW 2092
17 January 2022

Northern Beaches Council
council@northernbeaches.nsw.gov.au
PO Box 82
Manly
NSW 1655

OBJECTION TO:

DA 2021/2463; 173A Seaforth Crescent Seaforth NSW 2092
Alterations and additions to residential development - Alterations and additions to a dwelling house

SUBMISSION: XU & YU

Dear Mr. Duncan

We hope you are well, and we thank you for the time you spent to read the submissions, it is greatly appreciated! We are writing as the owners of 175 Seaforth Crescent, Seaforth NSW 2092, objecting the proposed DA 2021/2463 of 173A Seaforth Crescent, Seaforth NSW 2092 based on following grounds:

- Devastating impact on the visual privacy
- Building height including wall/roof height

Our neighbour have just submitted an extensive report detailing the dramatic impacts of the proposed plan to the adjoining properties and showed us where it is not compliant to LEP.

There isn't much to add to the many issues raised in their report regarding the non-compliance to the LEP as this comprehensive report were prepared professionally, we do agree to the issues and concerns raised. However we feel we should raise two of our greatest concerns as well. We take no pleasure in objecting the DA, we are objecting because this proposed plan will have a dramatic impact on us and all the adjoining properties.

- Privacy

One of the greatest concern we have in objecting the proposed plan is the devastating impact on the visual privacy of our property. The proposed plan have not taken it into consideration with the addition of the second floor and raised first floor (both exceeding 3.8m floor to ceiling height), nor did they provide an adequate privacy impact analysis.

The proposed plan with extension of the second floor with a balcony will allow a direct line of sight into the bathroom in the master's suite, as well as two rear windows that leads to two bedrooms, this is an unacceptable breach of our privacy.

Further to the complete lost of privacy from above said windows, our private living area, including the pool and decking area will be fully exposed to their direct line of sight as well. We fear it would be like living under a constant surveillance which will be an irreversible emotional stress to our family.

The proposed plan made little to no effort in reducing the dramatic impact on the privacy, not only to our properties but all neighbouring properties as well. It is unreasonable for the proposed plan to request such an extensive alterations and additions to improve their amenity with disregard to its devastating impact to the privacy and amenities of the adjoining properties in the neighbourhood.

- Building height

The proposed plan have exceeded maximum allowed building height of 8.5m, which is not compliant to the LEP. We are currently suffering a great level of stress already as the existing pool appears to be towering over us from the view of the rear windows as it is directly above us, the addition of the second floor and raised first floor (both exceeding 3.8m in floor to ceiling height) will add to that stress greatly as it will be significantly taller than current structure since both floors have abnormally high ceilings. Such alteration and addition to their current dwelling will reduce incoming lights from above said windows heavily and it will also block the views of the sky completely. I believe the devastating view loss issue arises for the property above too.

The issues stated above are not the only concerns we have regarding this DA, I would love to elaborate but the non-compliance has been reported in the finest detail in the other submission from the property above. The impact of this DA would not only be physical, but also mentally and emotionally impacting to the neighbours.

We ask Council to kindly refuse the current DA and seek modifications from the applicant, as the proposed plan not only non-compliant with the LEP, but it will have a devastating impact on the privacy and amenities of the adjoining properties.

We seek to have the DA amended to remove the second floor built form and reduce the proposed heights in the DA to a compliant limit.

If any Amended Plan Submission is made, and re-notification is waived again, we kindly ask to be informed immediately of those amended plans.

Kindest regards

Xu & Yu Family

175 Seaforth Cres, Seaforth NSW 2092