
Sent: 24/01/2022 6:59:34 AM
Subject: DA2021/2463
Attachments: King response to DA2021-2463.docx;

Re: 173A Seaforth Cr Seaforth
DA2021/2463

Please find Submission attached
Regards,
Ron King

24 January 2022

The General Manager

Northern Beaches Council

Re DA No. 2021/2463

173A Seaforth Cr

Seaforth

Dear Sir,

I am the owner of 179B Seaforth Cr to the East and have serious concerns regarding the proposed development of 173A

The proposed development from my perspective does not comply with council requirements in regard to height, placement on the block and privacy

The proposed height will be 2.15m higher than the existing roof and will exceed the 8.5m maximum allowed by 1.65m. The drawings show a 3.8m ceiling height which seems beyond generous. If this was reduced to the more accepted 2.7m along with a redesign of the upper floor roof then realistically the 8.5m could be achieved.

The proposal is a majority rebuild of the existing house and has been moved closer to us with no setback from the boundary. The rear room is hard on the boundary of the adjoining block. With most of the existing house located more than 2m from the boundary I see no reason why the proposed rebuild should encroach on the minimum setback requirement of 2.1m. Noted in the Environmental report is a minimum of 1.5m "but on merit under 0.9m from wall to boundary is acceptable". Which merit is that they are working on and how was 1.5m achieved with a wall height of 6.36m?

Privacy is also of concern. With the proposal to move within 900mm from boundary and the roof within 300mm there is no possibility of landscaping, particularly to the ground floor level and cabana. The drawings show no louvres, landscaping or privacy screens. The upper floor and kitchen window will look directly into our deck area. We would request upper floor windows on our side to match those on the west side, that is high ceiling windows.

To have any support for this proposal we would ask the following –

- Removal of the study
- House alignment on east side to be minimum 2.1m setback to provide required separation
- Reduce the overall height to council requirements
- Provide privacy from cabana, ground and upper floor to the east
- A landscape report be made available

Unfortunately we are unable to give support to this DA in its present form.

Yours faithfully, Ron King