
Sent: 6/04/2021 6:15:12 PM

Subject: REV2021/0009 (DA2019/1447) - Review of Determination of Application DA2019/1447

To whom it may concern,

We have been engaged to prepare a submission on behalf of the owners of 25 Alan Avenue Seaforth.

In regard to the review of the development we raise the following points:

- The proposed amended development is still considered to be out of character for the area.
- The proposed development is still considered to result in substantial impacts in regard to the bulk and scale for the development.
- The privacy impacts of the development remain as per the previously refused development.
- The subdivision pattern of the development is not consistent with the prevailing pattern of subdivision for the area.
- The side setbacks are still considered to be non-compliant and contribute to the bulk and scale of the development.
- Overshadowing is still raised as a concern.
- The excavation for the development is raised as a concern with the development being a three storey development involving substantial excavation which is considered to not be required in regard to the topography of the site.

Please note that a more detailed response will be forwarded through within the next 7 days.

Kind regards

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