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Subject: Online Submission

08/02/2021

MR Phillip Shovk
57 French's Forest RD
Seaforth NSW
phillipoos@yahoo.com

RE: DA2020/1784 - 30 Macmillan Street SEAFORTH NSW 2092

Dear Mr Duncan ,

Firstly let me thank the Council for the opportunity to respond to the proposed development at 30 Macmillan St . Secondly I should mention that the concepts of "front" and " rear " are reversed for us as we consider French's Forest Rd to be the front and Macmillan St to be the rear of our property . This means that Figure 25 on page 19 is incorrect as it actually shows our front yard , not our rear yard . Similarly Figure 36 shows , to us , the rear boundary and not the front boundary . And again Figure 49 is incorrect as it shows the rear boundary (this carport at no 55 French's Forest Rd , by the way , has resulted in us having a 3 metre high brick wall instead of a fence at the back of our yard)

We have had the chance to thoroughly peruse the documents with advice from current and past Town Planners and Members of Council and would like to register the following concerns

1. The swimming pool - Acoustic Privacy Loss .

This is actually proposed to be built adjacent to our front yard which is possibly against Council regulations . The pool , which is actually above ground , is located directly next to our front door so we would be subject to the smell of chlorine , the sound of water splashing and the constant hum of a motor 24/7 . (I believe these acoustic boxes are notoriously ineffective) The front door opens directly onto our music room where both my brother and I engage in Professional piano practise and Teaching so it would impact negatively on our ability to conduct our work .The front door is where most guests and students access the house .

2. The Eastern court yard - Visual and Acoustic Privacy Loss .

This would be directly opposite and higher than our dining room so would result in an intrusion into our privacy , both aural and visual . A side setback of only 900mm would exacerbate this situation . People sitting in the courtyard would be looking down on us as we eat .

3.Excavation.

We currently have issues with the seepage of underground water into our garage as a result of the overall downward slope of Macmillan St from West to East ...we are worried that the natural flow of water might be disrupted by the excavation and cause a flooding event during a period of rain . So the excavation would have to be done very carefully .

4. Bedrooms 1 and 2 . Visual Privacy and Solar Loss .

These bedrooms , being so high , would block the western sun thus resulting in Solar Loss .

5. Confusing or Incomplete Information.

It seems to me that this is actually a 3 and not a 2 storey building .

As can be seen from Diagram 44 the swimming pool is above ground which means that the Eastern Courtyard is actually on the First Floor which I believe is against Council regulations .

We would hope that Council could consider these concerns seriously . Please don't hesitate to contact me on phillipoos@yahoo.com or 0414-832-558 if there any questions or suggestions .

We are not against Change as such and believe that a young family has the right to a happy life in such a wonderful suburb as Seaforth - we would just ask the developers to make some adjustments concerning Loss of Privacy issues .

Thank you ,

Yours sincerely ,

Phillip and Walter Shovk , joint owners of 57 French's Forest Rd , Seaforth . (28 Macmillan St)

8/2/2021