
Sent: 28/11/2022 5:36:27 PM
Subject: DA is DA 2022 1848 173a Seaforth Cres Seaforth 2092

Good afternoon,

I totally agree with the concerns of Mr Anthony Ng 173 Seaforth Crescent Seaforth NSW 2092 which have to be addressed before the permission for the building granted

- The bulk and scale of the building going higher than the allowed 8.5m and increasing by over 2m from existing roof height. They are misrepresenting the natural ground level to gain more height according to the natural ground levels we identified on their survey plan. This creates a 3.8m additional top floor internal ceiling height which is unnecessary. This will greatly remove what little view we have looking over the existing house from our kitchen and other rooms. We proposed in our submission an upper floor extension that minimises this and allows for view sharing and standard ceiling heights.
- They are proposing to build deep into side and front setbacks pushing the house further to the south east and wish to retain a portion of the building that is encroaching across our boundary by more than 1m. Practically as part of the extension the encroachment would have to be brought up to current building standards so it is a good opportunity for them to remove the encroachment part of the building over the boundary line. The colour coding on their plan says that they won't be touching the encroachment which is misleading.
- Parking is still limited to 1 carspace for a 4 bedroom house which will create more burden on that part of Seaforth Crescent.
- The council has raised concerns about the heritage value of the house that needs to be fully looked into by a heritage report.

Kind regards,

Olena Popova
169 Seaforth Crescent Seaforth NSW 2092