
Sent: 8/03/2020 7:47:28 PM
Subject: Online Submission

08/03/2020

MR Andrew Hill
173a Seaforth CRES
Seaforth NSW 2092
andrewchill@iinet.net.au

RE: DA2020/0126 - 173 Seaforth Crescent SEAFORTH NSW 2092

Dear Catriona,

My wife Caroline and I would like to make a submission on this application so as to simply ensure we are consulted on the nature of the future building and that it adheres to council regulations such that it remains in keeping with this truly beautiful part of Seaforth and Middle Harbour.

We know the owner Mr Ng and do not have any issue with an upgrade to the property as it is indeed in need of attention. However we do have specific concerns as to the scale, proximity and potential disruption to our weatherboard cottage (built as a residence and drama theatre circa 1908) directly below the property and our much-loved neighbours' properties.

Given our experience with our own DA in the last few years and subject to professional advice if and when required, this application:

- appears contrary to the E3 Environmental Management zone.
- is excessive in height and scale, with a footprint that has minimal landscape area and provision of open space, the design does not have regard for surrounding properties and land use, such that it is an over development of the site.
- places a pool with an oversized (3m) retaining wall and associated noise related to an infinity edge and filter pumps in close proximity to our property, in particular a child's bedroom.
- will require significant earthworks that may dangerously impact our property during construction, most notably disrupting our sandstone footings and other geotechnical considerations given the age and structure of our dwelling.
- does not adequately take into consideration the serious stormwater issues related to the site already adversely impacting the surrounding properties' retaining walls (mainly 177 and ourselves 173a) and the sandstone foundations of our own property which have been under continual threat from heavy misdirected runoff.

We understand a dilapidation survey report may be needed on our own property for any significant construction to occur at 173 Seaforth Cres as well as some indication that the existing, shared inclinometer is not used in a manner contrary to its intended purpose during construction.

We appreciate your time and look forward to the chance for further discussion as to how Mr Ng's application may adhere more appropriately to council guidelines and the considerations outlined above.

Kind regards,
Andrew Charlton Hill.