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**From:** YX Family  
**Sent:** 17/06/2024 9:45:42 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: Fwd: Objection to amended DA 2022/1848

To: Northern Beaches Council,

As the owners of 175 Seaforth Crescent, Seaforth, we write to formally lodge a follow up objection regarding the amended Development Application (DA2022/1848) for 173A Seaforth Crescent, Seaforth. Our objections are based on the following grounds, which have not been adequately addressed in the proposed amendments:

- 1. .Privacy Concerns:** Our primary concern remains the substantial intrusion into our privacy due to the proposed second floor addition. The current design provides direct line of sight into private areas of our property, including bedrooms, bathroom, pool, and decking areas. This intrusion would cause significant emotional and mental distress to our family. We contend that the proposed amendments fail to mitigate these privacy impacts adequately.
- 2. .Building Height and Set-back:** Upon review of the amended plans, it is evident that the building height still exceeds the permissible 8.5 meter limit. The numerical data provided remains unchanged from the original submission, and there has been insufficient consideration given to boundary set-backs, particularly concerning extensions like the kitchen and Bedroom 4. Approval of this DA in its current form would set a detrimental precedent for future developments within the area.
- 3. .Structural Impact:** We remain deeply concerned about the structural impact of the proposed additional floor on our shared retaining walls. The condition of these walls, particularly those behind our property and adjacent to the spa deck, is precarious. Any further construction risks exacerbating their instability, potentially leading to severe consequences such as structural damage or landslides. We urge the council to prioritize the safety of neighboring properties by demanding a comprehensive stormwater management plan and detailed structural impact assessment from the applicant.

Given the substantial amount of time provided to resolve these concerns, including multiple amended submissions by the applicant over an extended period, we assert that the current proposal does not adequately address the issues raised. Therefore, we respectfully request that the council refuse the amended plan based on its adverse impact on adjoining properties. We further propose that the applicant modify their plans to **eliminate the second floor addition**, ensuring compliance with height restrictions, and provide the necessary reports to ensure structural safety and stormwater management.

We trust that the council will consider our objections seriously and act in the best interests of all affected parties.

Thank you for your attention to this matter. Please do not hesitate to contact me should you require any further information or clarification.

Kind regards

Xu & Yu Family

Begin forwarded message:

**From:** YX Family [REDACTED]  
**Subject:** **Objection to amended DA 2022/1848**  
**Date:** 25 April 2024 at 10:58:15 pm AEST  
**To:** [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

To: Northern Beaches Council,

As the owners of 175 Seaforth Crescent SEAFORTH, we are objecting the amended DA2022/1848 of 173a Seaforth Cres SEAFORTH.

We are objecting as the concerns raised in our previous objection letter dated 26/11/2022 are not sufficiently addressed with the proposed amendments.

- Privacy concerns:

Our greatest concern is still about the devastating impact of the second floor addition the visual privacy of our property. As mentioned in previous objections, the design allows direct line of sight into the bathroom of the master's suite, looking directly at the bathtub as well as the two rear windows that leads to bedrooms, as well as our private living areas including pool and decking area. This would cause significant emotional and mental stress to our family. It is still unreasonable to request an extensive alteration and addition to improve one's amenity with disregard to its devastating impact to adjoining properties

- Building heigh/set-back

Looking at the amended plan, the building still likely to be exceeding the 8.5 meter height limit as the numerical figures are identical to its superseded plan and lack of any consideration of the boundary set back with the kitchen extension and the Bedroom 4 extension which will set an unfavourable precedent for future DAs.

- Structural impact

Furthermore, as mentioned in previous objection, our family are worried about the overall structural impact of the additional floor considering the condition of our shared retaining walls both behind our property and next to the spa deck, we fear that could worsen the situation we are experiencing right now, potentially damaging the retaining wall further or even breaking it completely, causing a landslide into our property and turn into a life-threatening situation.

Considering the extensive amount of time given for this DA to resolve concerns raised, we kindly request council to refuse the amended plan based on it's devastating impact on adjoining properties and seek modification from the applicant, including removal of the second floor built form to reduce the proposed height to a compliant limit, in addition to provide a detailed stormwater management plan and structural impact report to ensure the safety of neighbouring properties

Kind regards

Xu & Yu Family

