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Sent: 24/01/2022 4:42:24 PM
To: DA Submission Mailbox
Subject: Online Submission

24/01/2022

MR Marcus Tuck
98 - A Seaforth CRES
Seaforth NSW 2092

RE: DA2021/2463 - 173 A Seaforth Crescent SEAFORTH NSW 2092

We are writing to Council to object to the above DA in its current form due to some major areas of non-compliance.

Specifically, the proposed development exceeds maximum building height and does not meet minimum setback requirements.

It would result in adverse residential amenity impacts for others living nearby, including excessive bulk, loss of views and loss of privacy.

Council should not allow this to happen because of the significant loss of amenity to neighbours and the harmful precedent this would set for the neighbourhood. A compliant design more considerate to neighbours is certainly possible.

We note that the developer rightly saw fit to object to the current DA for 177 Seaforth Crescent (DA 2021/2313), stating "we see no reason that the 8.5 metre height limit should be exceeded". However, they apply a different standard to their own DA which does exceed the 8.5 metre height limit.

This is yet another example of a significantly non-compliant DA being registered by Council for public comment. A great deal of time and effort could be saved if Council only registered DAs that are largely compliant to begin with (within a certain degree of tolerance).

Developers and their architects will not take Council's development rules seriously unless they are required to do so at the DA registration stage. It should not be left to others to police Council's development rules through their objections.

Yours faithfully,

Marcus & Rowena Tuck
98A Seaforth Crescent
Seaforth NSW 2092