
Sent: 25/04/2024 10:58:24 PM
Subject: Objection to amended DA 2022/1848

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the building still likely to be exceeding the 8.5 meter height limit as the numerical figures are identical to its superseded plan and lack of any consideration of the boundary set back with the kitchen extension and the Bedroom 4 extension which will set an unfavourable precedent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