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**Sent:** 20/01/2022 12:52:55 PM

**Subject:** Re: DA 2021 2463; 173A Seaforth Crescent Seaforth NSW 2092

**Jonathan Richards**  
**65 Wakehurst Parkway**  
**Seaforth 2092**

**To Manly Council,**

**I have noticed a large number of development proposals in this pocket of Seaforth in the past year, this is of concern particularly on this site that is set down from Seaforth Cres and is a blatant overdevelopment in very many regards to a federation era style home.**

**I do not believe proposals with this many issues should be able to be considered by council planners. I would be happy to see planning principles adhered to for the reason they were created. The footprint of the house plan is simply far too large for the site it sits on and proposes to build right up to properties to the immediate south and east (173 and 177).**

**This level of density and an addition of another level is clearly going to upset the neighboring properties that will most probably be having a view of a wall instead of Middle Harbour.**

**I feel that a proposal built in harmony with the surrounding houses and planning principals is required for this site and for the streetscape above.**

**Seaforth Cres above the property has too many cars parked on the road and this overdevelopment would only serve to worsen the problem as the need for parking increases with more housing space. I have seen buses struggling to get through the congested street due to parking issues.**

**Regards,**

**Jonathan Richards**