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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 20/09/2023 2:39:00 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

20/09/2023

MR Felix Lev  
167B seaforth CRES  
Seaforth NSW 2092  
[REDACTED]

**RE: DA2023/1230 - 163 Seaforth Crescent SEAFORTH NSW 2092**

We Would like to submit an Objection to the above DA,  
our objection based on the following:  
The DA Fails to meet council planning controls and not addressing the required planning guideline with Foreshore Scenic planning,  
The proposed development represents an overdevelopment of the site and an unbalanced range of amenity impacts that result in adverse impacts on the surrounding properties.  
the plans showing well and truly over development on the site.

Excessive Building Height Proposed 13.6 m v Control 8.5m [60% noncompliance]  
o Excessive Wall Height [WH]: Proposed 12.0m v Control 8.0m [50% noncompliance]  
o Exceedance of Floor Space Ratio [FSR]: Proposed 0.57:1 v Control 0.4:1 [42% non-compliance]  
o Excessive Number of Storey: Proposed Three: Control Two [50% noncompliance]  
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o Excessive built form within Foreshore Building Line, with built form over 14m high [RL 21.70 - RL 7.70m]  
o Excessive overall height of over 20m creating a virtual massive wall to the harbour. [RL28.07m - RL7.70m]  
o Insufficient Side Setback: fails to accord with 1/3 wall height  
o Excessive Pool Height above EGL