
Sent: 30/04/2024 12:59:14 PM
Subject: DA 2024/0363

Attention Jordan Howard.

Re 13 Acacia road, Seaforth.

Dear Jordan,

Thank you for taking the time to speak to me about the above DA and your advice to put any concerns in writing so they are file.

As discussed, we share a common boundary on the southern side at 11 Acaia road, Seaforth. We have reviewed the plans that have been submitted and have no formal objection to the plans.

We would like it to be noted by council that we have a concern around the proposed fencing and existing greenery along our common boundary. The plan specifies a pailing fence to run along the length of the boundary.

With regards to the proposal we would like to note the following.

1. In the back corner of the property boundary there is an existing stone wall that runs for approximately 6 metres and a wooden fence approximately 3 metres in length. Both are in very good condition. The plan does not show this but indicates a new wooden pailing fence in its place. We do not support this and assume it is an oversight.
2. Along the front portion of the boundary there is an existing hedge approximately 3 metres high and some trees and shrubs on our side of the boundary. These provide natural privacy screen for both properties. Again, the plans show a new pailing fence along the boundary. We have no problem with a fence but do not want the existing hedges and trees on the boundary to be damaged or worse removed.
3. The plans note a small encroachment (up to 100mm in 1 spot) of our existing brick garage and its concrete roof onto number 13 and the continuation of the pailing fence. We have spoken to the owner who stated it didn't need to be rectified but they need to put a fence up. We support that but want to have it noted that we are consulted and in agreement on the proposed solution before it is built. Our concern is as follows:
 1. potential structural damage to the very old concrete, flat, slab which has been in situ for at least 30 years.
 2. That to achieve a 1.8m fence on the sloping boundary line means it will have to follow the slope of the land. This will look visually unattractive from our side and from the street, or if it is a straight fence on our side it will be approximately 4.7 metres off the ground (2.9m existing height floor to roof + 1.8m fence) metres off the ground at the carport entry which exceeds Council regulations and approximately 2.6 metres off the ground (0.8m existing height floor to roof + 1.8m fence) at the rear of the carport.
 3. The stability of a fence built on top of a concrete roof slab .
4. There has been a survey done of the property, but the boundary has not been pegged out or marked. I think that would be a helpful and, in the circumstances, not an unreasonable request.

When you do a site visit, can I request you look at these issues.

As stated earlier , we are supportive of the overall proposal and feel the home will add to the surrounding area. We simply want to note in writing some very small areas of concern along the shared boundary and have no doubt a reasonable outcome is achievable.

Regards
Andrew Grisewood and Marie Cozens.

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