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**Sent:** 15/04/2024 8:45:44 PM

**Subject:** RE: DA 2022/1848 173A SEAFORTH CRESCENT SEAFORTH . WRITTEN  
SUBMISSION LETTER OF OBJECTION

**Attachments:** RE\_ DA2022\_ 1848 173A .pdf;

Please find attached my written submission regarding the above property.

Regards,

Christopher Lee

RE: DA2022/1848  
173A SEAFORTH CRESCENT  
SEAFORTH NSW 2092

I am the owner of 165A Seaforth Crescent Seaforth and have the following objections to the amended DA 2022/1848:

1. The height of the building exceeds the 8.5M DCP control and the amended plans should comply numerically with the DCP. The survey does not have the existing ground level marked as this would make it obvious that the amended plans breach the numerical controls and the height of building far exceeds the DCP control. It appears that the height of the existing ground level is incorrect on the amended plans and contradicts the photos in the heritage report.
2. The heritage report recommendations with regards to the pressed metal ceiling and other features should be retained and it would be hard to preserve these features with a floor above. The heritage report should be followed to put the additions in an area which does not impact on the existing heritage features.
3. The applicant's design has made no attempt to share the views of the harbour with the affected neighbours at 173 Seaforth Crescent. The DCP clearly states the requirements of view sharing and this should be complied with.
4. There have been no attempt to install Registered surveyor height poles to enable the affected neighbours to adequately assess the view loss or for the councils assessment team to also assess the view loss.
5. There is no reason that the numerical controls in the DCP can not be fully complied with. These controls include ; wall height , height of building and setbacks. There are no site constraints which would restrict a design to be submitted which would comply with all of the DCP numerical constraints.
6. This application should be REFUSED on the above grounds.

Regards

Christopher Lee