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03/08/2021

MR David Butchard  
581 Sydney RD  
Seaforth NSW 2092  
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**RE: DA2021/1021 - 577 Sydney Road SEAFORTH NSW 2092**

We own and reside in 581 Sydney Rd Seaforth, the property next door to the above proposed development. Our house is shown as figure 4 (Section 3 - Surrounding Environment) of the Statement of Environmental Effects which forms part of the application.

The concerns we have with this development are as follows:

1. The trading times. Our concern is the noise generated by people milling around outside the café late at night. Our master bedroom windows are located only a short distance from the front of the café. We currently experience some noise from people transitioning from restaurants in the commercial strip to their cars/homes but feel this would be exacerbated by having the cafe egress point right on our doorstep. Restricting the closing time to 5pm would extinguish this concern and should be made a condition of the approval.
2. Increased litter in the area and in our property. Our front boundary comprises of a very low brick wall as can be seen in the above-mentioned figure 4. Our concerns here are twofold. Firstly, that takeaway customers of the café will utilise this wall as convenient seating for the consumption of their purchases and leave their packaging (coffee cups, wrappers and food scraps) littered in our yard. Secondly, but perhaps more importantly, we are concerned that customers, and/or their pets, waiting for takeaway orders may venture into our yard whilst they await their orders. Our nature strip and front yard is the first patch of grass after the commercial zone and we already experience problems with walker's pets defecating on the nature strip and in our yard.
3. There are currently no nearby street bins that would allow responsible takeaway customers to dispose of their rubbish. The provision of a street bin should be a condition of the approval.