
Sent: 14/10/2019 10:39:03 PM

Subject: Response to Modification 2019/0461 - DA270/2016 Lot 11 DP 1035012 2C
Edgecliffe Esplanade SEAFORTH

Dear Ms Wood,

We refer to the above application and advise that we are the joint owners of 1B Edgecliffe Esplanade, Seaforth which is directly next door (on the west-side) to 2C Edgecliffe Esplanade, Seaforth.

We have reviewed the above-mentioned development application and have some concerns:

1. Loss of privacy from the new garage / car park level. This new area will give direct viewing into our property.
2. Based on the shadowing diagram, we believe there will be over-shadowing from the new garage / car park.
3. All the air-conditioning units are on the western wall. These units are too close to our property and will cause too much noise - especially on our bedroom level. We suggest they can be re-positioned on the other side of the property where no impact will occur.
4. The pool is to be constructed over existing sewer and stormwater lines. These lines service all the residents from the corner of Panorama Parade and Edgecliffe Esplanade. How is this going to be serviced if a pool is to be constructed over the top? And how is the stormwater supposed to cope with the extra loads from the pool? For example, a simple backwash will overload the existing lines.
5. Concerns about the waste management area. For example, in any rain, stormwater runoff may flow onto our property.

We would appreciate if these concerns can be addressed.

Kind regards,

Daniel and Amanda Dwyer