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**Sent:** 3/06/2021 11:40:14 AM

**Subject:** 12 Ponsonby Parade Seaforth NSW 2092 DA 2021/0008 WRITTEN  
SUBMISSION: LETTER OF OBJECTION #3 Submission: Twigg & Crabb

**Attachments:** Twigg Crabb 3 June 21 submission.docx;

**SUBMISSION: TWIGG & CRABB**

a written submission by way of objection to DA 2021/0008

Michael Twigg and Nicole Crabb  
9 Ross Street  
Seaforth  
NSW 2092

3 June 2021

Chief Executive Officer  
Northern Beaches Council  
725 Pittwater Road  
Dee Why  
NSW 2099

Northern Beaches Council  
[council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

Dear Chief Executive Officer,

Re:  
12 Ponsonby Parade Seaforth NSW 2092  
DA 2021/0008

**WRITTEN SUBMISSION: LETTER OF OBJECTION #3**  
Submission: Twigg & Crabb

This document is a written submission by way of objection to DA 2021/0008 lodged under Section 4.15 of the EPAA 1979 [the EPA Act].

We refer to our earlier objections dated **27 January 2021 and 22 April 2021** we write to state that the latest submission of amended plans has not undertaken any matters to address our concerns.

We ask Council to consider the following matters:

**Ponsonby Parade, Street Setback:** Increase Street Setbacks to correspond with external wall zones of neighbours, represented by neighbour's setbacks with a 9.7m setback to #16 Ponsonby Seaforth and 12.3m setback to #10 Ponsonby Seaforth. Eaves to be reduced to match neighbours.

Reason: Excessive FSR, Streetscape, Bulk & Scale, View Loss

**Reduce Unit 7 Bulk:** Reduce Building at south-west corner [Unit 7 Block] by 0.5m, with the ground floor reduced to RL 66.3 [adjacent ground level existing at RL 66.28], with a flat roof at RL 72.4. Delete pitched roof detail over Unit 7.

Reason: Bulk & Scale, View Loss

**Trees:** Removal of all new proposed 20m high trees to harbour viewing corridor, including all new trees over 4m in height in the western setback zone, and in the Ponsonby Parade front setback zone. Increase planting in side setback, with trees to form a continuous 4m height screen along entire boundary, deleting 20m high trees.

Reason: View Loss, Solar Loss

**Building Heights:** Reduce Building Heights to be under 8m

Reason: Bulk & Scale, Solar Loss

**Central Open Space Section:** Reductions of bulk in the central section of the site that represents the 'Rear 25%' of the site, to ensure central 12.6m zone [50.29m x 25%] is no greater than single storey.

Reason: Bulk & Scale, Solar Loss

**Sills:** Increase Sill levels to 1.7m high, with obscured glass to all windows in western elevation

Reason: Privacy

**Privacy Screens:** All privacy screens to all decks facing neighbours to be 1.7m high, and shall be of horizontal louver style construction (with a maximum spacing of 20mm), in materials that complement the design of the approved development, or the glass is to be fitted with obscured glazing.

Reason: Privacy

**Planters:** All planters in Units facing neighbours at all levels to have landscape to a 2m height

Reason: Privacy

**Dilapidation Survey.** The dilapidation survey should comprise a detailed inspection of neighbouring building to the west both externally and internally with all defects rigorously described and photographed. The completed dilapidation report should be provided to the owner of neighbouring building to the west to allow them to confirm that the dilapidation report represents a fair record of actual conditions.

Reason: Excessive excavation

Yours faithfully,

Michael Twigg and Nicole Crabb  
9 Ross Street  
Seaforth  
NSW 2092