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**Sent:** 15/06/2021 5:48:14 PM  
**Subject:** Online Submission

15/06/2021

MR Steven Seretis  
1a Panorama ST  
Seaforth NSW 2153  
sseretis@eqac.com.au

**RE: DA2021/0008 - 14 Ponsonby Parade SEAFORTH NSW 2092**

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

Northern Beaches Council  
council@northernbeaches.nsw.gov.au

Dear Chief Executive Officer,

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

WRITTEN SUBMISSION: LETTER OF OBJECTION  
Submission: E. Seretis 10 Ponsonby Parade Seaforth  
S. Seretis 1A Panorama Parade Seaforth

latest submission of amended plans has not undertaken any matters to address our concerns. Virtually this development has total disregarded for almost all the council planning controls and the developer still continues to resubmit amended plans to have it passed, and we the neighbor's have to keep typing submission pointing out all the controls that have been breached. We are the rate payers and we would expect the council to do their part and stop this in its tracks as it does not comply with any of the Council Building controls.

Zoning, FSR, Streetscape, Bulk, Privacy, Solar Loss, Setbacks, Height limits,

The bulk and scale of this is out of character with the area

I would like to add some additional points

1. There are 2 large trees on number 10 Ponsonby western boundary - Judging by the size of these trees the roots will definitely be growing into the adjoining property of 12 Ponsonby, these roots will have to be cut as its being excavated which will weaking the stability of the tree. This can have a dangerous effect on windy days or days of extreme wet weather, which will increase the chances of the trees falling causing injury, death and property damage.

This Risk is pointed out now -- Who will be responsible? If such an event occurs?

2. A dilapidation report is a must on both adjoining properties

The amount of excavation that is planed I would expect damage to both properties

Number 10 and number 16 Ponsonby Parade

3 The below drawing show the different heights between 10 Ponsonby and 12 Ponsonby

Which also effects the privacy of number 10 Ponsonby - standing on the balcony of 12 Ponsonby you can see straight into the bedroom and bathroom of number 10 Ponsonby

The 8mt height should be measured from the lowest point of land not the highest

There is an approx. 2mt difference in height between 10 and 12 Ponsonby

And 10 being the lowest

4 Height poles - I notice that there are no height poles at the lowest part of the land which would give a clear indication of the difference in height of the 2 properties

I have 2 drawings that I cant attach please provide email address that I can send them so they form part of my submission

Steven Seretis 1a Panorama parade Seaforth

Elpis Seretis 10 Ponsonby Parade Seaforth