
Sent: 1/07/2021 10:34:32 AM
Subject: DA 2021/0008
Attachments: 5 Response to Council Notification 30.6.21.doc;

Re 12-14 Ponsonby Parade, Seaforth
D.A. 2021 / 0008

Please see attached our further comment in regard to this application.

P C & M A Wheeler
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Seaforth NSW 2092

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

council@northernbeaches.nsw.gov.au

Dear CEO,

Re Development Application Assessment Report
DA2021/0008

We note that it is recommended that Council refuse this D.A. however we would still like to make the following comments & observations:

- 1 Building Height non-compliance – with regard to “no rear boundary”. The 25% single-story restriction is presumably meant to protect the privacy and amenity of rear and side neighbours. This site still has neighbours to the east and west who will be disadvantaged by this interpretation of “no rear boundary”, as will the neighbours in 14 Ross Street.
- 2 Access to Services – “... the 145 bus route meets the minimum requirements of clause 26 of SEPP HSPD.” We note that the 145 bus is a very infrequent and poorly patronised service that seems likely to be terminated at any time.
- 3 Setback to Ponsonby Parade – we strongly disagree with the characterisation of the forward protrusions as “minor elements of articulation”. These are habitable components of the front units and we request that all setbacks correspond to the neighbours, that is 9.7 metres in my case (#16) and 12.3 metres adjacent to #10 Ponsonby Pde. Eaves to be reduced to match neighbours.

Thank you for your further consideration of our concerns.

Yours faithfully,

Peter C & Monica A Wheeler

Yours faithfully,

Peter C. Wheeler
Monica A Wheeler