
Sent: 5/06/2021 4:46:50 PM
Subject: DA 2021-0008 12-14 Ponsonby Parade, Seaforth

The Assessor DA 2021-0008,

Having read the numerous submissions in opposition to this development lodged by various of my neighbours, I am staggered at the number of breaches of the relevant codes which they have identified, including breaches of some very basic requirements such as FSR's, height and setback. I share the sentiments expressed by my neighbours Rob and Sue Cockerill in their submission, in wondering why Council's trained staff can't check applications for breaches on lodgement, rather than leaving that task to untrained residents. Surely this would create a more efficient process.

Given that the submissions already lodged have identified some if not all of the technical code breaches and other shortcomings in the application, I will limit my comments to the broad brush issues which I have with the application: namely

1. As was the case with the prior application for No. 14 Ponsonby Parade, the proponent seeks to use the fiction of the SEPPHSPD to evade planning controls and code requirements which would otherwise apply to a multi-unit development of this nature. Surely Council officers should turn their minds to the appropriateness of such a classification of the proposed development.
2. The proposed development is totally out of character with the streetscape and the immediate neighbourhood, and as such will inevitably constitute a significant interference with the amenity of the occupants of dwellings within the neighbourhood.
3. The height and bulk of the development and its level of coverage of the site are excessive given the size of the site and the potential impact on occupants of adjoining properties.
4. The impact on Ponsonby Parade, already a busy local street which is often parked out and prone to queueing back from the Seaforth roundabout, should be carefully considered by Council in assessing this proposal, particularly that access to parking within the development is proposed to be from Ponsonby Parade. This will only exacerbate the traffic problems which will be made worse in the immediate future by the recently announced cancellation of a number of local bus services.

I urge Council in assessing this application to consider my above comments and the many and varied other issues and concerns raised by my neighbours in their submissions regarding this application.

Yours faithfully
David Stewart
15 Ponsonby Parade,
Seaforth