
Sent: 4/02/2021 3:52:29 PM
Subject: DA2021/0008 - 12/14 Ponsonby Parade Seaforth

Dear Assessing Officer,

As resident/ratepayers immediately over the road in Ponsonby Parade from this proposed development we wish to lodge a submission by way of objection to the above DA:

1. Our primary concern is that the proposed development represents a significant overdevelopment of the site, as to both bulk and design. We wonder how this can be seen to be consistent with the current R2 zoning of the neighbourhood.
2. The development is a dramatic departure from the existing development style and streetscape of Ponsonby Parade, which is predominantly single dwelling residential. This being the case, one would have thought that every effort would have been made by the proponent to produce a development sympathetic to the neighbourhood; this is patently not the case here.
3. We are concerned with the likely traffic and parking consequences of the development. Ponsonby Parade is quite a busy suburban street, and is regularly parked out by commuters accessing the local bus services. Is the off-street parking proposed here likely to be adequate to avoid traffic and parking stress?
4. It would seem that there are a number of areas of non-compliance with aspects of Council's planning and building codes, in areas such as FSR, height and set-backs. Areas of non-compliance should not be allowed in out-of character developments like this which seek to stretch the planning envelope.
5. As residents and ratepayers we and our neighbours are entitled to expect that Council will, by way of protecting the amenity of its residents, require strict compliance with all relevant codes and regulations. WE urge Council to adopt such an approach in this case. From this perspective this DA requires significant amendment to meet that standard. In the absence of appropriate amendments we urge Council to reject this application.

Regards

Diana and David Stewart
15 Ponsonby Parade Seaforth