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**Sent:** 2/02/2021 9:37:35 AM  
**Subject:** Online Submission

02/02/2021

MR Steven Seretis  
1a Panorama PDE  
Seaforth NSW 2092  
sseretis1@hotmail.com.au

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

I would like my first submission removed and this one posted please .

1/2/2021  
Mrs. Elpis Seretis  
10 Ponsonby Parade  
Seaforth 2092  
RE: DA2021/0008 - 12-14 Ponsonby Parade Seaforth NSW 2092  
I am writing this on behalf of my mother who is 86  
I am her son Steven Seretis and I reside at  
1A Panorama Parade Seaforth 2092  
sseretis1@hotmail.com

We object to the proposed development on the following grounds and support all current submissions, I will not go in detail for each point as I feel they have been adequately addressed in the submissions which have already been lodged.

- 1/ Privacy Non-Compliant - the balcony from the proposed development is above my 2-bedrooms facing west - standing on the balcony you can see directly into my bedrooms
  - 2 /Height of the building > 8 mts Non-Compliant - is well above the height of my 2-storey home
  - 3 /Bulk of the building Non-Compliant - Huge Bulk which is excessive and is inconsistent with the street scape and area
  - 4/ Street Scape - Non-Compliant huge building amongst low density single dwelling houses
  - 5 /Boundary setbacks Non-compliant - Complete disregard for the rules
  - 6 / Car Park for 19 cars - excessive and danger to pedestrians' bikes and general traffic using Ponsonby Parade (Traffic Hazard)
  - 7 /FSR Non-Compliant - total disregard for percentage land use
  - 8 /Solar Non-Compliant - Overshadowing my entire property
  - 9/ Zoning of the area Non-Compliant - Land zone R2 Low Density
- Zoned as R2 low density area, the developer has no regard for the Council zoning rules and has used every possible sq/m of land to maximise his investment with no regard for the neighborhood, the area or street scape.

If this development is allowed to proceed it then starts a precedence for the area, and we will see more properties that have reasonable size blocks of land being bought by developers and developed into large bulky accommodation blocks.

Who knows what the future brings Seaforth might end up resembling Dee Why

We strongly Object to the proposed development and urge the Council to reject the DA in its entirety.

