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01/05/2021

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

DA2021/0008

DEVELOPMENT APPLICATION OF 12/14 PONSONBY PARADE SEAFORTH

This submission is slightly adjusted from our original submission.

My husband and I live in the Over 55 complex at 14 Ross Street and corner of Panorama (at the rear with excellent harbour views) and we would like to express some concerns about this possible future development. When Council built the Harbour View Children's Centre next-door they made provisions for our views - our complex is called Harbourview and built on vacant land.

VEGETATION/VIEWS I cannot see the precise information from the drawings, however from our unit it appears that we will lose some of our views. However if the planned large tree is planted on the eastern side of 12 Ponsonby and it is higher than the current jacaranda tree we will lose 30% of our views. Will this be taken into account? To update, if the height poles which have since been installed are correct we will lose a significant part of our view and not even taking in the planned Angophora costata tree (15-25 m) and the Backhousia citriodora (8 m).

TRANSPORT & TRAFFIC REPORTS There is only ONE BUS now ie 144 from St Leonards to Manly. This bus also no longer services North Shore Hospital. This service is one-way only. To get to Spit Junction, Neutral Bay you have to go 800 metres to Balgowlah Boys' High bus stop or wait for the 172X once an hour at Seaforth shops. Since January the 145 bus mentioned is reduced also. The new 172X bus runs to the City from Seaforth Shops once an hour. There is no longer a peak hour direct bus to the City from Ponsonby Parade.

TRAFFIC The locals have a "rat run" from Panorama Parade into Ross Street to the Seaforth roundabout. As well there are two Child Care facilities within 100 metres of the proposed site ie Harbour View Children's Centre (Council operated and directly opposite) and Seaforth Kindergarten (corner of Ross, Panorama and Grandview which has operated for over 40 years and recently extended with greater capacity and therefore cars). Harbour View is a Long Day Care so drop-offs start from 7 am to 7 pm. Seaforth Kindergarten has shorter hours but the traffic is greater as the numbers are larger and often there is a queue in Panorama to get into the car park for drop-offs. As well as being a windy street Ross Street is very narrow.

PARKING In normal circumstances (pre-Covid) it is virtually impossible to get parking on the street nearby. We have visitors that regularly have to park two blocks away - at the bottom of Panorama Parade. Kindergarten staff utilise a proportion of on-street parking as well as people who work in the city and park for the day. With 10 properties in lieu of 2 the potential traffic and

visitor parking will create severe issues.

**ROSS ST ENTRY PLANNED** Apart from possibly no parking spaces outside the proposed entry in Ross Street, does the Council and developer realise there is NO FOOTPATH on the side of Ross Street where this development is planned? There is also a severe slope in the grass verge.

**VISUAL** This development is a huge change visually for Ponsonby Parade. I do not know the technical issues relating to the property, however visually it does not fit into the landscape.

I trust my comments may provide some insight from our perspective and we are happy to communicate with Council about any of the above.