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Subject: Online Submission

04/02/2021

MRS Nicola Lyne
38 Ponsonby Parade ST
Seaforth NSW 2092
nicola@lyneholdings.com.au

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

RE: DA2021/0008 - 12 & 14 Ponsonby Parade SEAFORTH NSW 2092

This document is a written submission by way of objection to DA 2021/0008 lodged under Section 4.15 of the EPAA 1979 [the EPA Act]

We are residents of 38 Ponsonby Parade we are 100% against the proposed development at 12& 14 Ponsonby Parade, Seaforth 2092.

We reject the whole application. We are shocked that a development of this size and amount of dwellings in our suburban street would even be considered an option. It has no consideration for the current streetscape and resident homes that comprises of family homes.

Not only is the development non compliant when it comes to Height, FSR & Setback, it is completely incompatible with the existing neighbourhood of single dwellings.

The developer has no regard for the other residents of the area and the incredible increase in traffic it will create will hugely affect an already very busy street that is often used as a raceway for cars in peak hour to access Wakehurst Parkway. Additionally thousands of cyclists using this route weekly. Ponsonby Parade is already a

bottleneck at peak hours and this development would have a huge impact on that.

The development application fails to meet the neighbourhood characteristics requirement of the NSW State Environmental Planning Policy (Housing for Seniors) 2004* which requires that 'The proposed development should...recognise the desirable elements of the location's current developments.'

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. The development would devalue the area for the existing homes in our streets. We look forward to your consideration of all these elements.