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Subject: Online Submission

26/01/2021

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

DEVELOPMENT APPLICATION OF 12/14 PONSONBY PARADE SEAFORTH

My husband and I live in the Over 55 complex at 14 Ross Street (at the rear with 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 - we are also called Harbourview.

We do have one query - why have we received no formal notification from Council about this development? We heard about it by word of mouth.

VEGETATION/VIEWS

I cannot see the precise information from the drawings, however from our unit it appears that we will lose some of our view of the harbour. However if the planned large tree is planted on the eastern side of 12 Ponsonby and it is higher than the current tree we will lose 30% of our views. Will this be taken into account?

TRANSPORT & TRAFFIC REPORTS

In both reports it mentions the wonderful public transport system that goes by the development on Ponsonby Parade. These two reports are outdated although dated 7 January. Since 20 December the routes quoted 143, 168, 168X, 169, 173 and 248 NO LONGER EXIST! There is only ONE BUS now ie 144 from St Leonards to Manly. This bus also no longer services North Shore Hospital and Chatswood. This service is one-way only along Ponsonby. To connect to this bus to get to Spit Junction, Neutral Bay you have to go 800 metres to Balgowlah Boys' High bustop or wait for the 172X once an hour at Seaforth shops.

From 29 January the 145 bus mentioned is reduced also. The walk is 400 metres (Seaforth Shops) however there are only 5 buses a day to Warringah Mall and 4 return.

The new route 172X bus runs to the City from Seaforth Shops (400 m) once an hour, with a return trip once an hour with a drop-off at Seaforth Shops. There is no longer a direct bus to the City from Ponsonby Parade. There are alternatives; however they ALL require a change of buses.

TRAFFIC

The locals have a "rat run" from Panorama Parade into Ross Street. The cars come from Ellery Parade and Grandview Grove. 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). 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. The Kindergarten staff utilise a large proportion of on-street parking. With 10 properties in lieu of 2 the potential traffic and visitor parking will create severe issues.

ROSS ST ENTRY PLANNED

Apart from possible non parking outside the entry in Ross Street does the Council realise there is NO FOOTPATH on the side of Ross Street where this development is planned? There is also a severe slope on the street verge.

VISUAL

This development is a huge change for Ponsonby Parade. Being now a double development it does not fit into the local landscape in a good way visually.

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