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Subject: Online Submission

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RE: Mod2020/0655 - 197 Sydney Road FAIRLIGHT NSW 2094

I refer to my prior submission and concerns around this project re the 2018 proposal subsequently endorsed by council.

Specifically the areas that I do not consider have been sufficiently addressed and are of concerns are as follows:

1) Why the car park ratio in the complex to the proposed 75 residencies at c.50% is deemed sufficient to arrest overflow issues relative to this complex. I would of thought the actual practicality would more likely see the ratio at nearer or over 100% when considering that some residencies will have two cars or a car and motor bike and in addition at certain times of the evening residencies from this complex will likely have guests who commute by car and park around the complex. This ratio will change over time depending on the mix of tenant's/boarders. Non the less this would seem to run risk of exacerbating the carparking overflow/capacity risk to nearby side streets and in particular Brisbane Street a no through road via proximity. In turn this is likely to lead to Brisbane Street residences having to park much further from their properties on Sydney road or other surrounding side streets (Cohen/Bellevue) in turn impacting capacity in the higher elevations of these streets. I also have concerns on the impacts re potential parking challenges on more vulnerable/less mobile residents in Brisbane and surrounding side streets.

It would be appreciated if this parking issue could be closely considered and in council's response to this/other similar concerns that the rational as to why this ratio is still deemed appropriate is detailed if so approved.

2) It is not clear the extent to which the underlying water table/subterranean waterflow from rainfall will be redirected as a result of the excavations and the permanent car park.

Brisbane Street (and I suspect potentially lower Bellevue St) receives considerable subterranean waterflows directly from the direction of the top of Sydney Road (which would likely include 195-197 Sydney Rd) during rainfall. The extent to which this could impact foundations on properties in and around this flow path is unclear to myself and I suspect surrounding residents relative to these downhill waterflows into Brisbane St.

Council might like to outline the redress/recourse options surrounding residents have in the event that this proposal is deemed appropriate with respect to this issue now but subsequently it is reasonably proven that these excavations/this complex later leads to a change in subterranean waterflows which adversely impacts residents on lower elevations whose housing footings/foundations and therefore structures are adversely impacted at a later date. Council might also consider seeking a further independent report to provide comfort.

Thanks for the council's due consideration.

Noel McNamara