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Subject: Online Submission

02/10/2019

MS FENGYU ZHAO
42 CANNONS ST
FORESTVILLE NSW 2087
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RE: DA2019/0812 - 33 Starkey Street FORESTVILLE NSW 2087

Dear Ms Ryan,

We are the owners and residents living 42 Cannons Parade, Forestville, 2087, the adjacent property to 33 Starkey St and this development impacts us directly. We strongly oppose this development due to the impact it will have on our residence and the surrounding streets. DA2019/0812 is unacceptable.

According to the plan, the proposed building is effectively 2.5 storeys high (as the underground parking is only ½ a storey underground) and it will significantly overshadow our house. This will impact the north sun that we currently receive in our main living area and main bedroom for most of the day. Even a 2 storey building so close to the perimeter of the property will have the same effect.

I am concerned that this development will greatly impact our privacy. The proposed 'managers' apartment overlooks our entire back yard and the balcony will look straight into the back of our residence. The proposed stairwell and lift area is directly opposite our living area and with such constant residential traffic, we will have people looking into our property constantly.

Noise impact is also a significant issue. The proposed driveway is next to our bedroom and the garage traffic will add significantly to the noise which will filter into our places of rest. According to the proposed plan, the A/C housing, waste storage area, lift and fire stairs are all directly adjacent to our residence, again affecting living areas and bedrooms. It is unreasonable to think that noise from such fixtures in the development will not impact adjacent neighbours. Furthermore, while there has been an attempt to outline noise restrictions for residents such as not being able to use balconies and outdoor spaces beyond certain hours, this also is unrealistic. Who will monitor this?

I am also concerned that the proposed plans include a Managers room and 2 adaptable rooms. Who will monitor whether the use of these rooms are in fact as planned and not leased as extra rooms to increase the number of occupants and also potential cars?

The proposed plan of the exterior of the building does not fit with the aesthetic of the street. It is very box like and imposing and there is little room left on the block to soften it with vegetation and trees. The imposing nature of this building is further heightened by the fact that the block is set higher than our block.

Additionally, the planned setback of the building doesn't seem to comply with the conditions of a corner block. The company has put Starkey St as the property frontage, but 3.5m setback from Cannons Parade is impractical and out of place with the existing properties along

Cannons Parade.

The proposed parking plan is insufficient for the busy intersection and surrounding streets. The council requirements state that 7 parking spots, 2 accessible spots, 3 motorcycle and 1 bike spot is required. However, this does not take into account guest parking and extra tenants' car needs. The Traffix document tried to imply that the property's proximity to public transport was a reason why more car spaces are not needed, but it does not take into account that the residents may still own cars and need to park them somewhere even if they don't use them frequently. The increased number of cars added to the street due to potentially 13-26 residents will be too many. As it is, the street is already very crowded with commuter car parking. Currently, the tenants at 33 Starkey St, only 2 people, have 4 cars between them and they can be seen on the Traffix report pictures. People will have to park too close to the very busy intersection at Starkey St and Cannons Parade and it will make it even more dangerous for road users and pedestrians than it already is.

We can't accept DA2019/0812. This area is quiet and lovely and most residents are owners and family. The boarding house is not suitable for this street. Please consider another area which has infrastructure that can handle such a development and is already busy and not suburban.

Please investigate.

All the best,

Fengyu ZHAO & Jie MU