

Dear Sir / Madam,

I'm the current owner of property

My house is to the proposed Student Accommodation application for 4-18
Doncaster Ave. I strongly object to the building application for a number of reasons outlined
below:

1. Cracking of my house – my biggest concern centres around cracking in my own home. I already have photographic evidence of the cracking seen in my lounge, dining and kitchen at the back of house from the building of the Light Rail Stabling facility. I'm 100% certain that building another massive property so close to my home will cause more cracking inside my house. Will there be a reports offered to residents to be taken by the developer of a before and after photoshoot to my house? Who is going to be responsible for more cracking? What are my legal options if my house keeps cracking and is losing monetary value?
2. Noise from construction – I have already suffered through the last 3 years due to the building of the Light Rail Stabling yard to the east of my property. This will be a 24 hour operational stabling yard, with trains pulling in and out all day long – now I have to put up with more construction noises from pulling down the current buildings and the next two years with builders noise every day. +
3. Dust from construction – not to mention the dust that will be kicked up each and every day from construction activities. Please don't tell me contractors will water down areas while they work... it is such a generic response it is useless.
4. Height of proposed building – I have already lost my view to the east because of a 6 meter high noise wall from the Light Rail Stability yard. My source of sunlight will be obscured all day because this building is to my north – just where the sun shines from.
5. Over-shadowing and loss of sunlight during the day – as the building is directly north of my house, how many sunlight hours will I lose each day due to the building being erected?
6. Flow of traffic and increase of students around the area – currently there is not enough space to park even in front of my house (which is restricted 2P/day). With an additional 300 hundred students moving in, and not enough parking spots in the proposed building, where will these students park? Right in front of my house!!! We, the current residents will be the biggest losers.
7. Cleaniness around the area - With the influx of students, they will be moving in and out every semester – they will be throwing rubbish everywhere when they move in and out as they will not wait for the scheduled council clean ups (only twice a year). Doncaster Avenue will be littered with rubbish and furniture!! Who is going to be responsible for this cleanup?

8. Safety – currently it is already hard to cross Doncaster Ave due to many cars doing rat runs along Doncaster Ave. It is a matter of time before a student will be seriously injured while they cross the street.

Thus, for the 8 reasons listed above, I'm strongly against the construction of the student accommodation building at 4-18 Doncaster Avenue. You must take into account the effect this has on current residents around the area rather than the profits of Blue Sky who are proposing to build this.

I look forward to your response.

Yours Sincerely