

To
Brisbane City Council.
Please find attached an Objection to the Application for change of use to 8 Ponsonby st. Annerley.

Yours

**Regarding Application (A006973028) for 387 Ipswich Road, Annerley ,
now called 8 Ponsonby street formally described as Lot 10on RP902997.**

**Objection Submission to the proposed material change of use for rooming
accommodation at 8 Ponsonby Street, Annerley**

Ponsonby Street, from 8
We have lived in this house
for over 45 years, and since we came to live here the amenity of the street has
been adversely affected by the increase in the number of dwellings, the number
of cars parked on the street and the number of people living in each dwelling.

The street outside 8 Ponsonby street (half of Ponsonby St) has been made one
way because of the congestion. It is a very narrow street.

We strongly object to the proposed development:

1. Ponsonby Street is a small street between Ipswich and Annerley Roads.
Earlier, there were 3 houses on one side of the street and 5 on the side
inclusive of the houses on the corners with Annerley Road on the western
end and Ipswich Road on the eastern end.
2. The property was originally noted as being at 387 Ipswich Road. The
applicants have nefariously designated the property as being located at 8
Ponsonby Street. It was also located within the LMR2 low density
residential zoning with a rooming accommodation of 6 or more persons
within the accommodation.
3. At today's date there are now 17 dwellings in the small street because of
extra townhouses, units and normal houses. Already the street is over and
above the low to medium density allowed. It is already overcrowded.
4. The proposal for car parking is inadequate. The proposed number of extra
people living in the street (15 x 2) is about 30. Assuming there is one car
for each of room (15), the proposed car parking facilities are inadequate.
The car parking facilities under the current arrangements, when the
building was used as an office, has also been unsatisfactory with many of
the office staff parking their cars in either Ponsonby or Ivanhoe Streets.
There is limited apace for other people to park, and the amenity of the area
is adversely impacted.

5. Allowing any further development would make it a high-density area which is NOT allowed in this vicinity. It would destroy the amenity of the area for those who already live here. It is now impossible to find a car park in the street even though it is a permit parking area.
6. The suggestion in the draft proposal of the house at 8 Ponsonby Street that 15+ rooms will be added or is described as a 15-person rooming accommodation. All the proposed 15 rooms have a double bed thus making the number of residents at this site to enabling an increase to 30 occupants.
7. The 15-room boarding house and the carpark are not consistent with the character of the locality as well as against the zoning regulations and it will drastically reduce the utility of the neighbourhood.
8. The proposed use should require an impact assessment process, and this has not been undertaken.
9. We, as well as every other resident in the local neighbourhood are absolutely resolute in our opposition to this proposal.

Yours