

## Elma Sukurma

---

**From:** . . . . .  
**Sent:** 19 April 2018 10:16 AM  
**To:** Elma Sukurma  
**Subject:** Re: Submission (public): DA-93/2018 REGENTS PARK - Development Applications - 116 Kingsland Road, REGENTS PARK NSW 2143

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Re: DA 93/2018

Thank you Elma for sending the proposed development in the mail to . . . . . - received it last night.

I officially now object to the development proposal on the following grounds.

1. The Da diagram is so tiny and in small print to see it clearly to make a informed decision. Given my age and immobility I would like to see the diagram in more clarity and more indepth information that includes amongst other points, the following :

1. I object to the size of the development. 6 units and 3 story attic style Development is not in the look and feel of the area.

2. I don't have visibility to shadow diagrams and height diagrams that compare and display on diagram what the DA will look like along side my home.

3. I object to the heights of proposal - it towers over my property ; . . . . . Again there is no point of reference or diagram to show this comparison or for council to even consider this issue - compared to my height of my home.

4. I don't have visability or info on whether the 'southern elevation' plan displays doors and balconies that appear on the 4 units to the rear on the second floor? I object to either of these in DA.

5. I object to 'southern elevation' windows (including the attic windows) appearing on the DA based on privacy compared that over looks my property. I would prefer these be either fixed and frosted glass OR Ceiling heigh windows that can not be peered through.

Regards

On 18 Apr 2018, at 1:30 pm, Elma Sukurma <[Elma.Sukurma@cumberland.nsw.gov.au](mailto:Elma.Sukurma@cumberland.nsw.gov.au)> wrote:

Hi

This time I did receive the email.

We have been playing phone tag all day and weren't able to speak over the phone so I am glad that you have sent me an email.

REGENTS PARK NSW 2143

14 May 2018

General Manager  
Cumberland Council  
Po Box 42  
MERRYLANDS NSW 2160

Dear general Manager

**DEVELOPMENT APPLICATION DA-93/2018 REGENTS PARK  
116 KINGSLAND ROAD REGENTS PARK**

I wish to place on record my objection to the above DA on the basis that it represents overdevelopment of the site in question.

Firstly I would like to register my surprise and shock at learning that 116 Kingsland Road had, in isolation, been rezoned to R3 without any notification to residents who live adjacent to the property. Kingsland Rd along its entire length is zoned R2 as are the streets running off it. It is acknowledged that the rezoning was done by Auburn Council in 2010 and I suppose based on the past history of this Council nothing should really be surprising.

Returning to the DA, my objection is based on the following:

.the Town Houses to be erected on the northern side of the property are set back 4 meters. Houses are setback 5 meters or more. Do different rules apply to Town Houses or is there one rule for residents and another for Developers? Allowing Developers to operate under their own rules only reinforces the impression that Councils are pro development and that residents/ratepayers objections are brushed aside.

. although provision is made for 2 parking spaces per town house, the fact that several houses will contain 4 bedrooms means that the developer is looking to attract large families. It is inevitable that as these Families grow up there will be more than 2 cars per household. Where will they park? Provision for only 2 visitor car spaces is also inadequate. The fact that the property is within easy walking distance to a railway station does not mean residents will give up their cars and rely solely on public transport. To think this would be the case is shutting one eyes to the real world.

.traffic using Kingsland Rd has increased notably and I often experience delays exiting Wilga Street. This increased traffic is not confined to cars but also includes trucks of different sizes.

The DA states that some 49% of the property will be set aside for landscape and deep soil penetration. This assertion is not supported by the sketch plan provided by Council. It would appear that the driveway to the Basement parking area has been included in the 49%. It is difficult to see how six town houses could be built on 51% of the site.

I contend that the number of town houses to be erected (6) is excessive and should be reduced to 4 with a reduction in the number of 4 bedroom houses to 2. Any approval should be conditional on the necessary report being obtained regarding the excavations for the basement to protect adjoining properties being damaged.



SUKURMA, E

Cumberland Council  
16 Memorial Avenue  
Merrylands, NSW 2160

1<sup>st</sup> May, 2018

To Elma Sukurma,  
Dear Sir/Madam,

RE : Proposal : Demolition of existing dwelling and construction of six by two storey townhouses  
(including attic level ) over basement car park.

Application No: DA-93/2018

Applicant: Bechara Chan & Associates

Property : Lot Y DP 403688, 116 Kingsland Road, Regents Park

I am submitting my **Objections** to the above development. I received a letter advising of the above development which is [redacted] and is a single storey building. The construction is two storey including attic. This is very high, very dominate, out of character for the immediate neighbourhood and area and there is no similar developments in the street. Visually it is overbearing and I will have lack of privacy. With the amount of dwellings on the block I am concerned about the affect of the drainage and easement will have :

Regards,

Regents Park 2143

## Elma Sukurma

---

**From:** <[redacted]@hotmail.com>  
**Sent:** 22 April 2018 7:44 AM  
**To:** Records Department  
**Subject:** 116 Kingsland Road, REGENTS PARK NSW 2143

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please enter the details of your public submission below (attachments can be included if necessary);

I oppose the development of town houses on the land at the address above. Currently there are no units or town houses on this side of Amy Street other than the one on Amy Street which is on Commercial land next to Speedway petrol station. If this development is approved, it will set a dangerous precedent. No doubt other developers will follow. It will open up Pandora's box.

Regards

Click [here](#) to report this email as spam.

## Elma Sukurma

---

**From:** [REDACTED]  
**Sent:** 29 May 2018 5:08 PM  
**To:** Records Department  
**Subject:** submissions DA-93/2018 Regents Park, 116 Kingsland Road Regents Park  
**Attachments:** CCF05292018.pdf

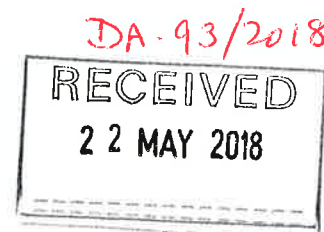
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Sir/Madam,  
Attached are nine submissions for DA-93/2018.

Click [here](#) to report this email as spam.

T036235/2018

Acting General Manager  
Mr Hamish McNulty  
16 Memorial Ave  
Merrylands NSW 2160  
[council@cumberland.nsw.gov.au](mailto:council@cumberland.nsw.gov.au)



SUKURMA, E

11<sup>th</sup> May 2018

Reference: 116 Kingsland Rd, DA-93/2018 Regents Park.

Dear Sir,

I would like to place on record my strong objection to the proposed DA-93/2018 for six town houses on a single residential block.

This is another bad example where Council is allowing gross overdevelopment in Regents Park and in our wider local Government area.

Myself and many other local residents were shocked to learn that Council had rezoned this area from R2 low rise to R3 medium density back in 2010 and we have no memory of being consulted about this, it adds to our mistrust of Council and the common belief that Council is corrupt and in the pockets of developers.

I believe the least Council Staff can do is reduce the number of town houses on this site from six to four and increase the size of deep soil penetration area on the site, the landscaping report on this DA appears to include concreted areas as landscaped area creating a false image.

I and other residents are concerned at the impact of underground basement car parking on neighbouring properties and we know about cases in Berala where no report was done and there was subsidence causing problems for neighbours again Council took no responsibility for this problem.

How does Council not know that this proposed development will add further problems to the parking chaos that exists now in Kingsland Rd, we have three schools not far from this proposed development and an endless queue of cars every school day down the Road and often double parked before and after school.

Without the parking problems from the schools there is a big increase in the number of granny flats and duplexes in Regents Park and this places big pressure on street parking and we know that Council says there is a train station close by but the problem is its inefficient and our timetable has got worse over the years.

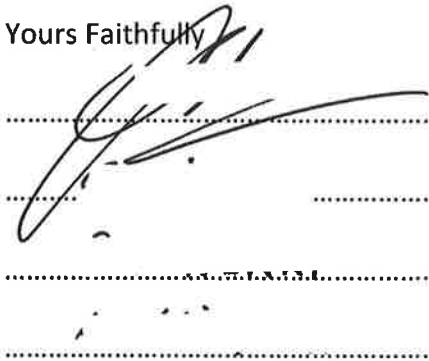
Traffic is a similar story to parking but not only during peak times, Kingsland Road has become a detour and escape route from heavy traffic on Amy Street and Park Road often made worse by heavy vehicles particularly Australia Post trucks, Council argues that six town houses have little impact but when we have an accumulated impact from granny flats, duplexes, unofficial boarding houses and apartments it all becomes unsustainable.

A big problem for us is Council and all the Planning Panels ignore our concerns about the lack of proper infrastructure, school places, health facilities, public transport, waste controls and inadequate utilities.

If Council is really concerned for the wellbeing of our communities then you need to take a stand and tell State and Federal Governments, NO NEW INFRASTRUCTURE SORRY NO NEW DEVELOPMENT.

I hope that Council is ready to listen to our concerns before it's too late.

Yours Faithfully

A handwritten signature in black ink, appearing to be 'J. ...', is written over a set of four horizontal dotted lines. The signature is fluid and cursive.

BERAHA 2141

Acting General Manager: Hamish McNulty  
16 Memorial Avenue (PO BOX 42)  
Merrylands NSW  
2160  
[council@cumberland.nsw.gov.au](mailto:council@cumberland.nsw.gov.au)

Dear Sir/Madam,

Please find attached letters of **strong objection** from local residents for the Development Application: *Development Application DA-93/2018 Regents Park* for the property at 116 Kingsland Road Regents Park. These letters are evidence that the residents of the local community do not consent to the proposed development. Please take time to consider the concerns of the local residents and to review the development application, because in it's current form it will significantly disadvantage local residents.

Yours Faithfully,

A handwritten signature in black ink, appearing to be 'H. McNulty', written over a horizontal line.



Acting General Manager: Hamish McNulty  
16 Memorial Avenue (PO BOX 42)  
Merrylands NSW  
2160  
[council@cumberland.nsw.gov.au](mailto:council@cumberland.nsw.gov.au)

28 April 2018

Reference – **Development Application DA-93/2018 Regents Park**

*Proposed Demolition of an existing dwelling and structures and construction of six by two storey townhouses (including attic level) over basement car parking at 116 Kingsland Road Regents Park by Bechara Chan and Associates*

Dear Sir/ Madam,

In consultation with, and along with, many neighbours in our local community, we **strongly object** to the above application at 116 Kingsland Road, Regents Park. The proposed development would result in an overwhelming volume of negative impacts on the local community and surrounding residents. The following points outline some of the negative and detrimental effects of the proposed development.:

- 1 The proposed development is out of character for the surrounding area, which comprises of residential single and double storey houses. It does not fit in with the current and appropriate streetscape of the neighbouring community. The proposed front setback is only four metres compared with an average of five to seven metres for other houses on the street.
- 2 There are three schools in the community (Regents Park Christian School, St Peter Chanel Primary School and Trinity Catholic College). Despite Police and Council Rangers having a sporadic presence in the area, there is still a vast problem with parking in the area. Many cars, whilst picking up and dropping of children at the schools, are double parking, parking in bus stops and stopping in the middle of the road. This results in a significant increase in the risk to the safety of children and their carers who are travelling in the area. It also results in significant difficulties for residents to find parking in the street. Parking allocation for the proposed development is based on two cars per townhouse. It is not uncommon for people to use parking spots for storage and to park on the street as well as for residents of the townhouses to own more than two cars. This will cause greater difficulty than what is already faced by local resident and children and carers trying to access these schools.
- 3 There is already increased heavy traffic along Kingsland Road, particularly during afternoon peak hour, for vehicles trying to avoid Amy Street (including Australia Post trucks and Rubbish Dump Trucks,). There are also significant increases in volume of traffic during school times. If the proposed development were to be approved, the already existing issues with traffic will be confounded by introducing more traffic to the area.

- 4 The shadow diagram in the proposed plans shows that for the house located at 118 Kingsland Road, there will be a window that will remain in the shade at all times of the day, and another window that remains in the shade for a very large proportion of the day. This will result in significant health risks such as increased risk of dampness, mould and mildew build up as a result of a lack of natural sunshine. Our local government area already has a high level of respiratory disease amongst young and elderly people, and this type of overshadowing will negatively impact on the health of local residents.
- 5 According to the development application, it says that there will be 49.5% landscaped and deep soil areas, however compared with the site plan it is difficult to see that there is in fact this much area that will be landscaped and deep soils.
- 6 Local experience with many medium and high-density developments is that landscaped areas are regularly trashed and neglected and if these areas are to be maintained, there needs to be a dedicated responsibility for it.

There has been a lack of notification to surrounding residents including residents on Kingsland Road within a close vicinity to the proposed development. We also pose the question whether the residents of Terrene Street have been notified of this development application?

A search of council's website has resulted in great difficulty for an ordinary resident to find information pertaining to the details within the abovementioned development application. This in turn poses significant difficulty for many residents to not only realise that this development application has been lodged, but then also the details of the application itself. The hours of availability of accessing the details of the application in person at council limit such access to any residents who work full time during normal business hours.

If this application is to be decided by councillors or by a planning committee, please take this as notice that I would like to speak at the meeting of the committee at which this application is expected to be decided. Please let me know as soon as possible the date of the meeting.

Yours Faithfully,

