

Dear Sir/Madam

I am writing regarding a Development Application (2018/293/1, 70 Cardigan Street, Guildford) proposed by Cumberland Council.

On behalf of the Body Corporate, and as a homeowner of the property at 64-68 Cardigan Street, Guildford, this letter serves to formalise our strong objection to the proposed development, on the grounds detailed below:-

- ***Traffic Flow***

Currently a Development Application has already gone ahead for a block of units to be built across the road from our apartment block which will impact traffic flow. Building a boarding house next door to our property will adversely affect both the traffic flow and parking to this area which has already become increasingly congested, as a result of the recent surge in medium density development. Increased traffic flow is not only a congestion issue but also a safety issue, heightened by the fact that a corner intersection is nearby and will increase potential danger and accidents.

***Transient Environment***

A boarding house also usually attracts a transient environment with people coming and going frequently, which presents its own set of social issues. Namely, our concerns are for the safety of our children and our property.

- ***Streetscape***

Building a boarding house of this size is not in keeping with the current streetscape. Currently this area is lined with medium density housing, duplexes and houses. The medium density housing does not exceed three storeys and therefore this development does not harmonise with the current streetscape.

- ***Safety***

As a mother of young children and representing families within our complex, I have major concerns for the safety and well-being of our children and our property. A boarding house attracts those who prefer a transient lifestyle, it does not encourage an environment with a strong community base but has rather the opposite effect. It usually means you do not get to know your neighbours and are often oblivious to who actually leaves next door due to the high turnover of tenants. Our common property runs parallel to this property and this would impact its current safety and privacy.

- ***Devaluation of Property***

Adding a boarding house to our street is not an asset to the area and has the possibility of devaluing our properties.

- ***Shade/Energy Efficiency***

Due to the height of the proposed development, this building would adversely affect our tenants, particularly those at the northern end of the building as the shadow from the building would reduce the natural light. This in turn minimises energy efficiency within these dwellings, causing greater use of electricity consumption. Can you please send me a shade analysis so we can correctly assess this issue?

***Privacy***

Privacy is also a major concern with the proposed development. As it towers over our properties it will affect the privacy of all properties at the northern end of our complex, in addition to our outdoor common area. As previously mentioned, tenants of the boarding house could view our home/common property, unless this side of their building had frosted windows.

We would appreciate your consideration of the issues detailed above and should you wish to discuss any aspect further, please do not hesitate to contact the undersigned.

Kind regards,

23/09/18

## Reference DA 2018/293/1

To whom this may concern,

My name is: \_\_\_\_\_, and I am a resident living on Cardigan Street. I have a few concerns that I would like to raise, and they are detailed below.

Firstly, my main concern is the parking on Cardigan Street being over exhausted, especially in the evening. Several months ago, a notice was sent out to residents of Cardigan Street to avoid parking on the footpaths otherwise fines will apply, however residents have been made to make the decision of parking on footpaths due to the lack of parking spaces available. I believe the survey conducted in August 2018 does not accurately represent the number of vehicles parked on the street as cars were observed only on one day and 6pm being the latest time recorded. Should another survey be conducted over several days to verify the number of cars parked, especially in the evening?

There is a vacant lot across the road from my residence which I imagine will eventually become another unit block with inadequate parking also as most households have two vehicles. When this is developed this will cause future constraints. I do not believe that seven parking spaces is adequate for this dwelling.

Secondly, in an already combusted area, I am concerned over what lodgers a boarding house would attract. Which organisation would I need to contact regarding the proposed boarding house? Is this boarding house for short or long-term tenants? Also, once construction commences, would fumigation of neighbouring residences be considered?

Thank you for time, and I look forward to hearing from you.

**From:**  
**Sent:** Monday, 24 September 2018 7:35 PM  
**To:** Records Department  
**Subject:** Submission (public): DA-293/2018 GUILDFORD - DA's - 70 Cardigan ST, GUILDFORD NSW 2161

Good Afternoon,

We are the appointed Strata Managers of Strata Plan 81976, located at Guildford NSW.

On behalf of The Owners Corporation, we submit the below in relation to the above mentioned DA and ask that you consider our clients concerns and comments and where possible, provide a response or alternate solution.

Our clients have great concern for a boarding house to be approved in this area, we hope you understand and appreciate the worry that the current residents of this street already have.

- ***Traffic Flow***

Currently a Development Application has already gone ahead for a block of units to be built across the road from SP 81976 which will impact traffic flow. Building a boarding house next door to our property will adversely affect both the traffic flow and parking to this area which has already become increasingly congested, as a result of the recent surge in medium density development. Increased traffic flow is not only a congestion issue but also a safety issue, heightened by the fact that a corner intersection is nearby and will increase potential danger and accidents.

Has the traffic flow and parking issues been raised and what will be done to resolve the issue the current residents already face daily?

***Transient Environment***

A boarding house also usually attracts a transient environment with people coming and going frequently, which presents its own set of social issues. Namely, our concerns are for the safety of our children and our property.

- ***Streetscape***

Building a boarding house of this size is not in keeping with the current streetscape. Currently this area is lined with medium density housing, duplexes and houses. The medium density housing does not exceed three storeys and therefore this development does not harmonise with the current streetscape.

- ***Safety***

The residents of SP 89176 are mostly families with young children, our clients have major concerns for the safety and well-being of their children and property. A boarding house attracts those who prefer a transient lifestyle, it does not encourage an environment with a strong community base but has rather the opposite effect. It usually means you do not get to know your neighbours and are often oblivious to who actually lives next door due to the high turnover of tenants. Our common property runs parallel to this property and this would impact its current safety and privacy.

- ***Devaluation of Property***

Adding a boarding house to our street is not an asset to the area and has the possibility of devaluing our properties.

- ***Shade/Energy Efficiency***

Due to the height of the proposed development, this building would adversely affect our tenants, particularly those at the northern end of the building as the shadow from the building would reduce the natural light. This in turn minimises energy efficiency within these dwellings, causing greater use of electricity consumption.

Can you please send me a shade analysis so we can correctly assess this issue?

- ***Privacy***

Privacy is also a major concern with the proposed development. As it towers over our properties it will affect the privacy of all properties at the northern end of our complex, in addition to our outdoor common area. As previously mentioned, tenants of the boarding house could view our home/common property, unless this side of their building had frosted windows.

We look forward to your response.

Thank you

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

**From:**  
**Sent:** Wednesday, 26 September 2018 2:42 AM  
**To:** Records Department  
**Cc:** \'  
**Subject:** RE Development Application 2018/293/1 70 Cardigan Street Guildford NSW 2161 date 25 Sept 2018

**RE Development Application 2018/293/1 70 Cardigan Street Guildford NSW 2161**

**To Ms. Dania Elassi : Senior Admin Officer : Cumberland Council**

**CC Miss .S Pritchard Phone 02 8757 9959**

**I am submitting my objection towards the above development application upon examining details including**

<http://eplanning.cumberland.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=005.2018.00000293.001&pprs=A>

I have identified following factors and grounds for my opinion as a resident here since 2012 and experiences living here having strong interactions with neighbours and local community.

**1. Loss of Sunlight and View**

5 level high 15m building in relatively smaller area very close to our building boundary will create Significant Loss of Sunlight to entire building SP76340.

Our Building A ( Unit 1-10 residents would become severely darker )

Even our twin building located South would experience significant loss sunlight.

Sunlight Loss also to lower level located units and building B ( Unit 11-21 : next to Stimson Street ) will be very damaging as we still get good amount of direct and indirect / reflected sunlights.

WE have examined " Shadow Studies Diagrams" available on above link and :it appears to be inconclusive and not accurate representations.

If you observe " Building Profile Diagrams " the proposed building and consider seasonal changes in angle and course of Sun movement .

However we would expect much larger areas of shadows going to be produced. Needless to say compare to June > now Aug - Sept we can observe physically much larger shadows even today.

WE have already other apartment building surrounding our vicinity .... and already casting shadows to each others. The Shadow study does not take that in consideration.

Loss of View is very clear and apparent.

Our residents will be losing significant amount of daylight and some of us has only limited sunlight as it is now.

**2. Privacy issue : All 5 level high with windows capable to look down into residents : it is too close : and by short term residents with less concern and less control**

**3. Residents : short term : difficult to educate / control to be good neighbours .. if students then Party activities likely and high noise levels, if others different factors of controllability**

One manager : very limited control : > high possibility of risks and conflicts

4. Short term residents : high turn over : constantly changing demography of visitors > increased unknown factors > increased risks and threats to peace and safety
5. Boarding House = commercial exercise / operation / > more activities than usual ( suppliers / cleaners / staffs > it will create very different dynamics ? Not usual for residence > higher risks
6. Lack of internal parkings in plan building > already saturated parking space capacity on Cardigan Street > during nights increased conflicts between car owners > while only 7 parking spaces for boarding house residents plus staffs, delivery / service people / visitors >>> it will create more pressure and conflicts with neighbours
7. Traffic Access > Drive in design into the bldg > suggests tight spaces in/ out of basement garage spaces : right next to our property and garage entrance > creating high level risks unusual for residential suburb...

" Traffic & Parking Assessment by Stanbury Traffic Planning " has been examined but unfortunately appears to be NOT Adequate.

For example : traffic volume analysis along Cardigan Street being 1 car volume per 15 min : is quite wrong.

Even very late at night we experience typically at least one vehicle per every 5 min if not more.

Peak hour for this immediate neighbourhood is NOT " 4-6Pm " but 6-9PM :

During night .. parking spaces along Cardigan Street in front of 80-88 , 72-78 , 70, 62-28 Cardigan Street, Stimson Street , Beaufort Street becomes absolutely saturated.

Cars being parked on nature strips and serious increase conflicts between drivers over spaces and car handling while looking for spaces.

Some neighbours and visitors even resort to intrude in our building to park their car totally unauthorised. Residents had been attacked here.

## I believe some kind of traffic volume sensing equipments may have been placed along Cardigan Street but not close to our address. Rather it was placed near 50 ish Cardigan Street near the creek.

The area experiences much less traffic volume as only houses exists. Far less cars to start with. If this has been used for the report : again this is not acceptable.

## Accordingly to the garage Entrance design diagram : the vehicles entry/ exit to the proposed building will be right next door adjoining to our building's vehicle entry/exits lane.

It invites unnecessary local traffic risks and issues involving commercial operations and our busy enough residential vehicles movements. It is too close.

**There is NO " Street Parking " study included in their papers. " Street Parking " pressures are already high here. The new plan will only make things Seriously worse and create safety, security and life style Negative issues.**

8. General Security and Safety : overall factors would invite steep increase in various risks and level of safety to our residents / affecting our life style.

WE have been experiencing serious increase in conflicts and incidents between neighbours and visitors even intruders in our visitors parking spaces especially during this 3 years.

**Such commercial operation would not be producing any positive effect but unfortunately increase in lot more negative factors.**

9. Potential and additional risks to local water management : sewage and storm water system : we experience enough unsolved issues located near by. Additional big construction like this 5 level etc would only place more output and pressure on existing troublesome neighbouring system

10 . During demolition construction : huge problems of construction vehicle access and impact on safety and disturbance level.for this size building is too much for residential community.

Close proximity to our units residents : issues with noise ,vibration , air quality , demolished hazard materials , construction vehicles size and volume ,

WE have limited but peaceful enough environment now.... this will be severely affected.

We also have enough Children about : Safety issues : Not normally adequately controlled by Builders in Australia.

**11. Short term Residents and operators would not be sharing the same level and nature of care and concern of safety, security, peace and other livelihood factors as us residents.**

WE can accept house : Land should be considered only big enough for houses ? Not Building

Additional to above

12 Notification of this plan towards us is NOT Adequate as

1) many residents did not get the letter from Cumberland Council

2) Sign Post for this plan : I believe has been removed by the current residents in the house :  
unfortunately too much rubbish been left outside the front yard and residents not cooperative to keep it clean : already enough negative issues.

13 The tall tree in the planned land : is magnificent and beautiful : please make sure it gets looked after : not just killed.

I have been instructed that our Owners Corporation will be holding meeting to discuss this matter as being categorised ultimately serious. This Annual General Meeting will be held on Sat 06 Oct 2018.

Most of owners and residents have indicated strong concern with this application.

As depicted above we have not had adequate notification and opportunity for more detailed studies on this application so there are lot more concerned residents amongst our neighbours that quite unaware of this . I would humbly request the Council and its relevant department to consider obtaining more feedbacks from this neighbourhood.. Lack of capability to understand complex sentenced by many originally from overseas residents are in many numbers too. Please review your notification process and provide our community with adequate chances to examined the situation.

I thank you again for your kindest consideration and instructions

Many many thanks

Mobile

e-mail

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



**Sarah Pritchard**

---

**From:** >  
**Sent:** Wednesday, 26 September 2018 11:28 AM  
**To:** Records Department  
**Cc:**  
**Subject:** Submission (public): DA-293/2018 GUILDFORD - DA's - 70 Cardigan ST, GUILDFORD NSW 2161  
**Attachments:** SC Letter Opposing 70 Cardigan st DA 2019-293-1 Letter.pdf

Good morning,  
From,

Strata Committee  
SP76340

Cardigan Street  
Guildford  
NSW 2161

To  
Ms. Dania Elassi  
Senior Administration Officer  
Cumberland Council

Dear Dania,  
Thank you for providing opportunity to voice out our concerns in regards to new development application in Lot 70 of Cardigan Street.

We've discussed within the Strata committee and would like to express Strata committee\Owner's corporation objection regarding this application.

Kindly refer to the document attached for more details. Please let me know the steps involved in process following the objection raised.

Kind regards,

Cell: -

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

26<sup>th</sup> September 2018

From

Strata Committee SP76340

Guildford NSW 2161

To

Ms. Dania Elassi : Senior Admin Officer : Cumberland Council

CC Miss .S Pritchard Phone 02 8757 9959

**Sub: Development Application 2018/293/1 70 Cardigan Street Guildford NSW 2161**

The strata committee is submitting **objection** towards the above development application upon examining details including

<http://eplanning.cumberland.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=005.2018.00000293.001&pprs=A>

We are concerned by the fact that the residents/Owners were given a very short notice of less than 2 weeks and many Owners including the ones who does not live in building have still not received the notice.

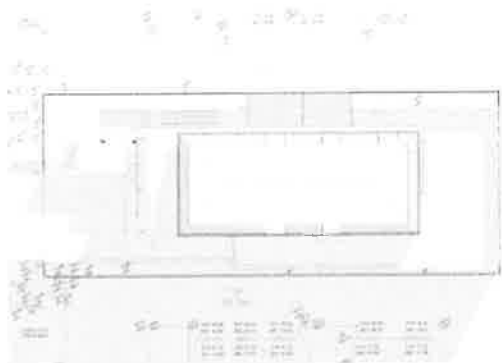
We would like to raise below factors as reasons for our objection.

#### **1. Loss of Sunlight and View:**

The 5 level high 15m tall new building in a very narrow area which is extremely close to our building (3 level 10m residential I boundary) will create Significant Loss of Sunlight to entire building SP76340.

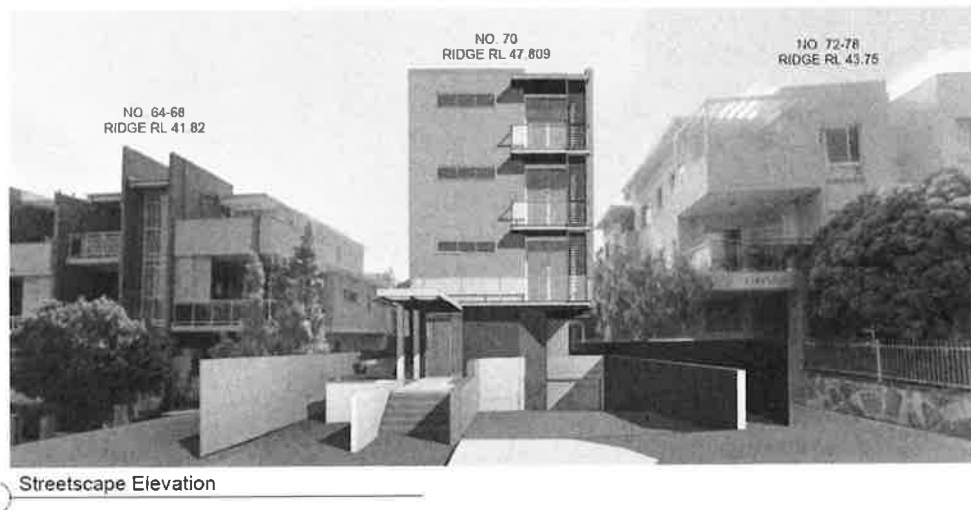
Our Building A (Unit 1-10) would be severely dwarfed and residents fear units will become severely darker. Even our twin building B located South would experience significant loss sunlight.

Sunlight Loss also to lower level located units and building B ( Unit 11-21 : next to Stimson Street) will be very damaging as we still get good amount of direct and indirect / reflected sunlights. We have examined " Shadow Studies Diagrams" available on above link and it appears to be inconclusive and not accurate representations.



For e.g

- a. The above drawing is very limited as it does not show other buildings.
- b. It is very misleading as the extent of 15m foundation's shadow is not entirely shown.
- c. The shadows shown over a small span of time while we expect larger shadows during other periods
- d. It does not account for other buildings.
- e. The below drawing is very misleading as the top floor is completely missing and it is altered so the new unit (**15m**) to be roughly on same level as our building (**10m**)  
50 % taller than our building (something is clearly wrong with this picture)



This looks far thinner and shorter and the designer has altered to make it look innocent and synonymous while in reality, it is bound to stand apart.



The above picture is actual street view and in fact there is not that much space as depicted in Perspective plan. Please also notice from closer shots below, there is not actually much room as the designer want to display.

**If there was a more accurate representation, the new building would completely dwarf both neighbouring buildings in North and South. Total loss of sunlight is absolutely apparent.**

## **2. Privacy concerns**

Residents from proposed building's all floors would have an easy view into our building's units. The building seems to be planned very close and there is not enough privacy.

3. The boarding residents in planned building (Lodgers) are often viewed by general public in a very bad light due to acts involving high noise levels say in a party. The fact there is a manager simply proves there is possibility but whether one manager could control 20 lodgers and their friends seems a recipe for trouble.

Please see amount of rubbish with our current neighbour which is currently occupied by few people. Please note the sign displaying the council notices have been vandalised? Since there was so much rubbish, people could not easily notice them.



4. With short term residents such as lodgers, there will be high inflow of traffic such as visitors who could bring additional concerns and risks.

5. Boarding houses, being a commercial exercise would invite large amount of service providers etc. for e.g Bigger trucks , people & traffic will exponentially increase and interactions between residents and these service providers may result in friction.

Generally, all people are averse to introducing a new commercial operation in residential area which is not it is intended for.

6. Providing only 7 x Parking spaces for 20 Lodgers, Manager is incredibly inadequate and will force more people parking on street. They are bound to have visitors, staffs, delivery and service people would make parking situation much worse and create problems with neighbours.

7. The basement parking entry for proposed building is very close to our driveway . With commercial activity, this will create more problems.

It invites very local traffic risks and issues involving commercial operations and our busy enough residential vehicles movements. It is too close.

**8. The Traffic & Parking Assessment** by Stanbury Traffic Planning provided seems to be unrealistic and not comprehensive.

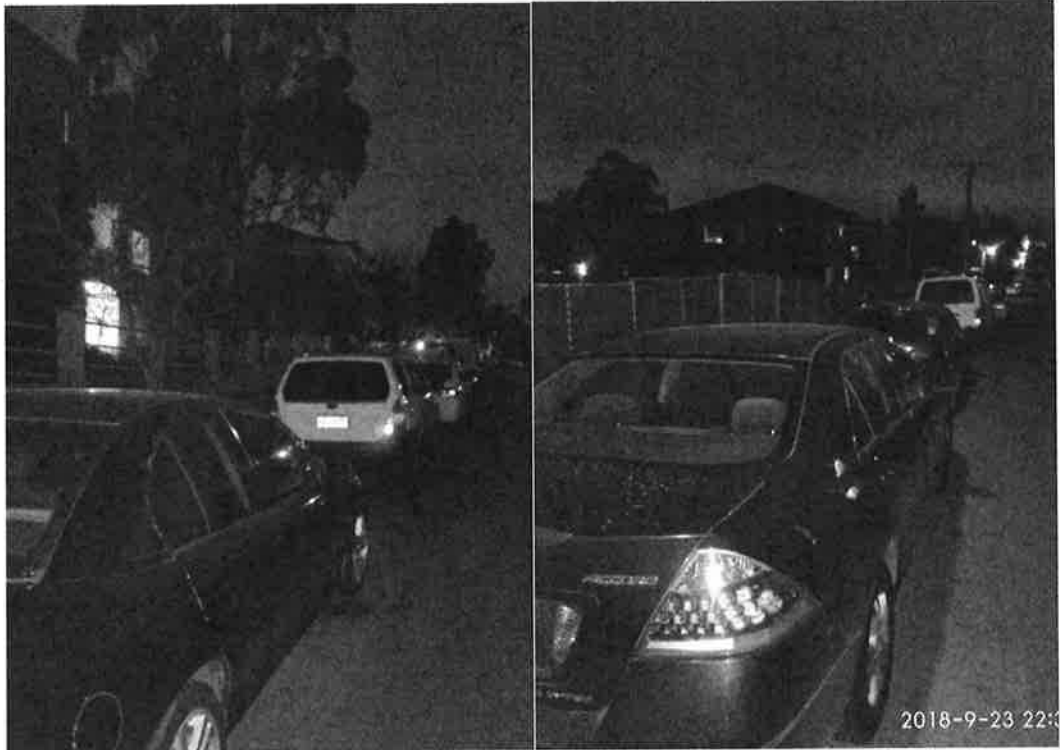
We observe 1 car along Cardigan street at least for 5 minutes for most active hours including nights.

For example : traffic volume analysis along Cardigan Street being 1 car volume per 15 min : is quite wrong.

Peak hour for this immediate neighbourhood is not 4pm-6pm but 6pm-9pm as many people work in city and return only during these hours.

During night parking spaces along Cardigan Street in front of 80-88 , 72-78 , 70, 62-28 Cardigan Street, Stimson Street , Beaufort Street becomes absolutely saturated.

We find cars often parked on nature strips and there is drastic increase in conflicts among drivers over car spaces and car handling (Our street is busy enough)



Above are photos of both sides of parking taken showing no free space available.

Residents noticed some kind of traffic volume sensing equipment placed at near 50? Cardigan street Guildford? If this report is based on this equipment, again, this is unrealistic as this is far from 70 Cardigan street where traffic and parking are quite different.

The assessment also did not include street parking. As shown in photos above there is quite demand of parking space already and the new plan seems to aggravate the condition and impact livelihood for worse.

**9. Safety and Security:** We 've seen acts of thefts and vandalism in past three years

Some examples include

- Vandalism/Theft of Intercom unit
- Theft of gas control valve
- Loss of Items from Basement garage over multiple incidents
- Door handle broken
- Strangers in Visitor parking and basement

As this street was no originally designed for commercial operations, the proposed design would cause dramatic increase to risks reducing safety to our residents.

**10. Sewage and Storm water Drainage system:**

The new building will worsen and heavily impact the already pressured local storm water and sewage systems. We are already experiencing

- Sewage blocks and overflows occurring down the street and Sydney water is called to clear block
- Storm water drains overflowing and currently been worked on by Unit 77-79
- One of Our drain has overflowing drains due to remote block

The new building will worsen this exponentially high due to systems needs to cope with thrice or more the intensity.

**11 . Waste Management Plan:** Construction of such a large unit would involve large amount of construction vehicles, tradespeople requiring access which would cause enormous disturbance and affect the daily life for nearby residential community.

We will be faced with large amount of noise, vibrations, dust and smoke, demolished hazard materials. Even though this is to be expected by any building construction, since they are cramming a huge building within a small area and very close to our building, it would destroy the peaceful environment of our building.

We've lot of families with young children and this would impact them badly.

**12. Boarding House concerns:** The general public opinion is the short term residents often don't share the same level of care and concern as a long term tenant or Owner who is residing. This will have a clear impact on the environment and us as neighbours.

Owing to above factors, we would like the council to review and assess the plan. We would be happy to review and accept a house on the lot as it would be quite fitting and synergise with the street.

As indicated earlier, many owners and residents are unhappy with the short notice receive to review and raise a protest. Many of them had not received proper notice. We are proud that we are a vibrant community from various countries and hence many of us would have preferred to have more time to review the documents as English is not our native tongue. The sign posted outside the building had been removed and since there was much rubbish left outside in front yard , many residents did not notice it.

We're planning to discuss this issue in our Annual General meeting on 6<sup>th</sup> October 2018.

We would like the request the council to carefully consider the notification process and facilitate process for improving to provide more easier access, time and chance to residents to review the situation. Kindly update us with any new queries and thank you for providing us with opportunity to voice our concerns.

Kind regards,

✍

**Sarah Pritchard**

---

**From:** >  
**Sent:** Wednesday, 26 September 2018 12:52 PM  
**To:** Records Department  
**Cc:** :  
**Subject:** Submission (public): DA-293/2018 GUILDFORD - DA's - 70 Cardigan ST, GUILDFORD NSW 2161

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

I am the owner of a unit at . I would like to submit my concerns around the proposed boarding house at 70 Cardigan Street Guildford.

My concerns are as follows:

- the facility is not conducive to the family oriented community of the area. It is likely to attract an undesirable element to the community.
- the real estate value and desirability of the area will diminish as prospective renters or purchasers would avoid wanting to live or invest near such a facility.

Regards

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



Guildford NSW 2161

**Objection to development proposal**

September 26, 2018

Dear Cumberland Council staff,

I am writing to the Cumberland Council, regarding a development application (with reference number DA 2018/293/1) being submitted to build a five storey building house on 70 Cardigan Street. I should thank the council for seeking my views on this. However, I received the letter on 18th of September which was dated September 10. I am not sure if it was the snail pace of the post office, delivering the letter or of the Council. I have little time to look at the proposed plan it thoroughly. But I strongly object to the boarding house plan. I would like outline the reasons for my objection because I believe it's not a well-thought plan and not appropriate for this site.

I live next to proposed site. My balcony overlooks the street and the weather-beaten house. I have lived in this place for the past six years and I have good understanding of the area and the neighbourhood. I am a writer and journalist. As my jobs requires, I mostly from work often work from home either writing books or journalism. I sometimes take my notebook and sit on the balcony and enjoy the view, which I like about this place. If it were to be built a five storey boarding house, I will lose most of the northerly sunlight and the view. My neighbours, the one above me and one down my unit will lose them, too, not to mention the shadow from the towering build that will affect my house, with the moving sun. So, our place will lose the qualities we have chosen, perhaps like most Australian want to have a natural sunlight.

In the past few years, we have had noise problem already with the people, living on 70 Cardigan Street. We have seen swearing, smoking and drinking, partying that lasted sometimes until middle of the night and the constant noise from music. We often put up with these (for being accused of intolerable neighbours) but when it got too much, we spoke to them. It did not work, I raised it with the Cumberland Council; they did not have no plans. We engaged the police. Sometimes it worked and sometimes it did not because new people would come and go and it was difficult to go with new groups of people each time. They were only four or five people - all single men or women. Imagine if you have 20 lodgers, they will be uncontrollable. And it will disturb a rather peaceful street.

Cardigan Street used to have not so much of parking issue, three or four years ago. But in recent years, when the development sped up, the street is being filled up with cars to the end until Guildford road. This is a problem when you have kids to drop kids to school or sporting events or have an emergency.

The seven parking spaces, proposed by the developer, are no way adequate. The 20 lodgers, if most have cars, will add more pressure and then could take up other parking space on the street. It has no parking spot to offer - the two parking spaces currently available in front of the house will be gone,

too with the construction of boarding house. So, the surrounding residents have to search for parking elsewhere, in another street, which is not fair. And this is not a good development plan that offer no enough parking space.

We have some safety issue in Guildford due to illegal activities, house and garage thefts. We sometimes see that spilled out on our street, often driving on the street which causes safety concerns. Our concerns will be that the board house might attract those people with some behavioural issues that could potentially make our homes or street unsafe. Guildford also already a crime issue for the police and from time to times surface in the media, too. The Cumberland Council needs to foresee the unintended consequences a boarding house, if not used by some who pose risk to the community.

For the above reasons, I strongly object to this development application. I expect that the council should look thoroughly at the plan and must not approve a boarding house in our neighbourhood.

I do understand the urgency of shortage of houses for low-income earners in this state and right across the country. I support the NSG and the council to build affordable houses for this group, but in a site that does not cause problems for the neighbourhood and the residents. It seems that developer is more interested to maximise profits by squeezing a five storey boarding house in such small space. It will be like living next tower building, next to your house, that felt being watched all the time and lose your privacy.

I am happy to discuss this further with you, if further information is needed.

Yours Sincerely,

#### **Some pictures sowing loss of sunlight and view from my unit**

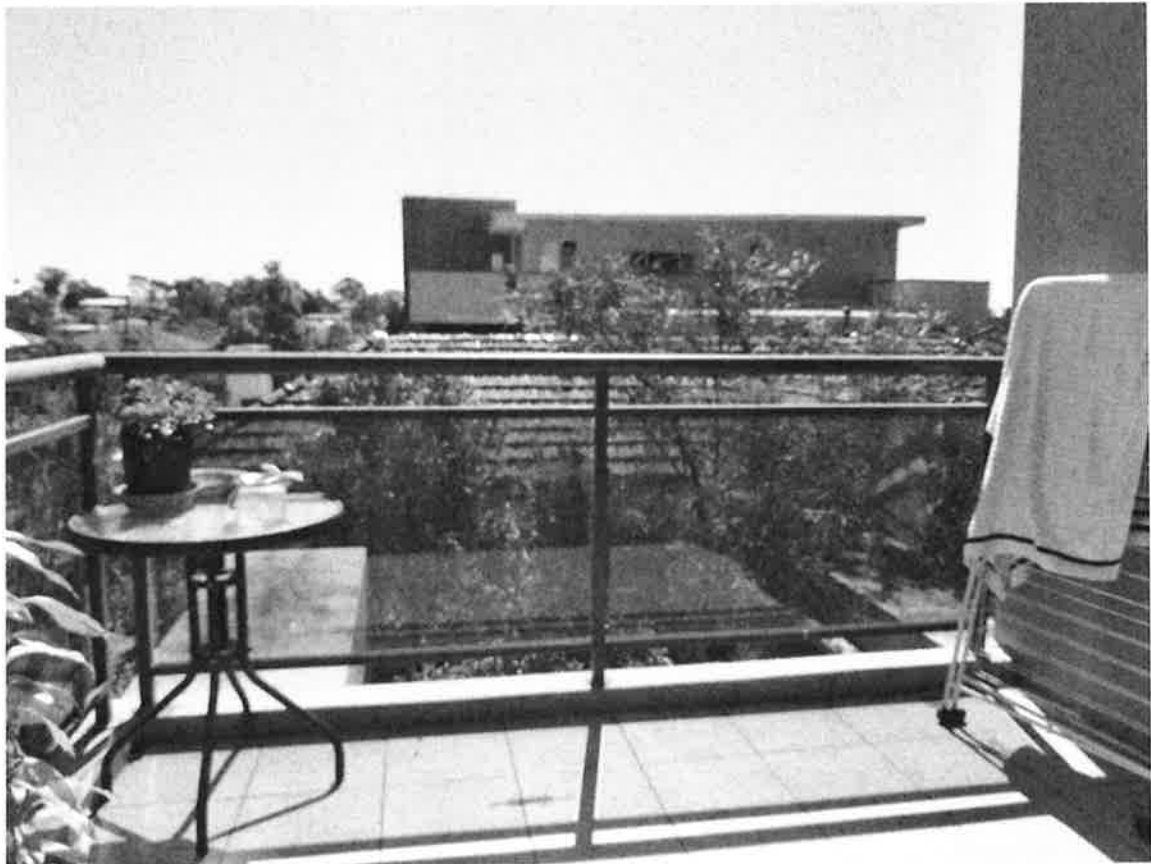
This maximum height that the developer proposed – just to get maximum profit – blocks the sun to surrounding units on building 72-78 Cardigan street and the back building.



A view from unit



It faces a northerly sun. With the erection of five storey building, it loses the sun most of the day, on rooms and even balcony. So does, unit 1 and unit 6.



A view from unit ·

also loses the sun most days.

## **Objection to a boarding house development in Guildford**

Development DA-2018/293/1 has been lodged by Baini Design to Cumberland Council to construct a 5 storey boarding housing, accommodating 14 rooms (20 lodgers), 7 parking spaces and 3 motorcycle spaces.

We are home owners and residents of Guildford **STRONGLY OBJECT** to the proposed boarding house development on 70 Cardigan Street, Guildford. The reasons for objection is that it's not a suitable site for Cardigan street, creating more traffic, noise, loss of sunlight for surrounding buildings, privacy issue and bad plan etc.

While residents support the affordable housing projects - initiated by the NSW and Federal governments - for lower income earners but Cardigan Street is not an appropriate. However, the residents welcome a proposal of a house or townhouse that is not being used for boarding house purposes.

There are a number of problems with the development of this boarding house; they must be considered by the council when assessing the DA application. It should be noted some of the residents received letters from the Cumberland Council a week late from the date the letter was written. So, not many perhaps are aware or received too late to respond. Some residents, though not enough time to look at the plan closely or consult with all the neighbourhoods, held meetings to discuss this proposed application. Having spoken some residents, we show our strong objection to the boarding house plan and ask Cumberland Council, to knock down the plan because it's a bad plan for our areas, our community, and for our safety.

If Cumberland Council still decides to sneakily approves the boarding house project despite our strong objection; we are determined to mobilize more residents to take further actions in the form of community meetings, protests in front of Cumberland Council, petition, media attention etc and even explore legal avenues because our community is far more important than the interests of the investors that utilizes a small-sized land for maximum profits. Although it's a R4 zone, the developer sneaks to go for the maximum height so to gain more profits - to build a five storey boarding house which is disproportionate to the land size. And this example, how the investors are less concerned for the social impact it would have on the community and residents of Cardigan Street and Guildford.

### **Create more safety issues/concerns**

There are no other boarding houses on Cardigan Street. Guildford is has already a lot of illegal activities, theft and garage breakdowns. The residents of Guildford have always safety issues with regards junkies, drunks, thieves and thugs, often driving on the street which causes safety concerns. From times to times, the residents Cardigan Street are concerns about the increasing number of illegal activities like garage breakdown. To have a boarding house build on Cardigan Street, it could increase safety issues for the residents. The concerns will be that the board house might attract thugs, people with behavioral issue and former prisoners and even potential terrorists to rent here.

The residents of Guildford have witnessed the previous arrests of some people with plans to attack people on the street. Therefore, the council should work towards making the suburb safer rather than allow the building of a boarding house that could be a hub for potential criminals.

#### **Loss of Sunlight and View**

This maximum height that the developer proposed – just to get maximum profit – blocks the sun to surrounding units on building 72-78 Cardigan street and the back building.

#### **Fails to fit the character of the street:**

Guildford is residential homes; some with flats on them or townhouses, there is no business premises on this street. The proposal changes it and it does not match with the character of the street.

#### **Adequacy of parking/loading/turning**

Cardigan Street is already pressured with parking issues especially during the week. The two parking spaces at the front of the 70 Cardigan street will be gone. The proposed plan has only 7 parking spaces for twenty lodgers. This is clearly insufficient and in addition the two parking spaces which exist on front of 70 Cardigan street will be gone. There is no sufficient parking on site for 13 extra vehicles to be parked on the street. It's quite reasonable that residents take other parking spaces, for example, the visitor car parking space of 72 Cardigan Street. So, there is no parking space for the residents or visitors of Cardigan street, they need walk long distance to find parking specially when taking children to schools or sports. The minimum requirement for the council plan is that they should have 1 parking space for such building and four car spaces. For example, building 72 has 21 units and the same number of parking for each unit and four visitor's car park space. This is even congested most days. To build 20 lodgers, with no sufficient car park space, there is going to be car park pressure on the residents. Just to mention that another high rise building has been built at the end of Cardigan street and if it were to be utilized, this adds extra parking space.

#### **Loss of privacy**

Reviewing the plans, it's clear it has insufficient privacy screening for neighbouring residents. And the five storey boarding house will be dominant on neighbouring premises. The five storey construction seems like a high tower that causes some of the nearby residents to lose their privacy. As the occupiers of this boarding house will be mostly single people, men or women, student or former prisoners, this creates a safety issue for the kids, who will be playing on balcony or inside the house. The residents can't block the windows all the time and they will be watched by the occupier of the boarding house. The resident will be scared to leave their children on the street or let them play. This extra precaution adds another trauma to residents of Guildford who are already vulnerable by the existing safety issue of Guildford.

#### **Noise**

The developer has not considered the impact of day to day activities on neighbouring properties from any noise that can break out. The resident has had already an issue with the occupiers of the house on 70 Cardigan street, which the present and former occupiers were single men. They create the noise

## Late notice

### Potential additional risks to local water management

### Layout and density of building

After hearing the news or new DA on Cardigan street, some residents of Cardigan Street held Guildford held meetings and at the initial reaction sign this letter.

[illegible]



From,

Sydney  
26<sup>th</sup> September 2018

Cardigan Street  
Guildford NSW 2161

To

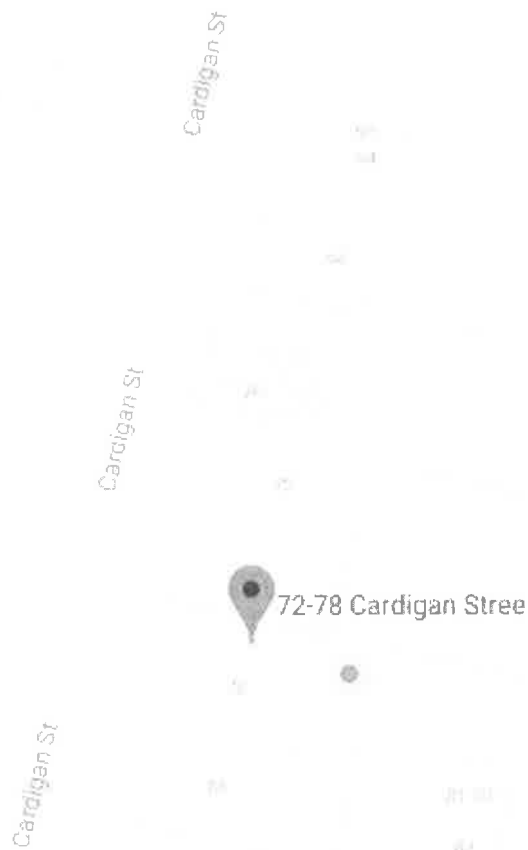
Ms.Dania Elassi/Miss S Pritchard  
Cumberland Council

Subject: Objection to Development Application 2018/293/1

Good afternoon,

Thank you for the opportunity to raise concerns regarding the proposed 5 storey Boarding house in lot 70. I would like to object personally based on below reasons.

1. I find a 5 storey building over a small of land would pose much threat to integrity of land causing issues such as poor lighting and ventilation to units such as myself. Is there any reason to allow such a large foundation over small area which will be odd man out of rest of buildings?



2. Why a commercial enterprise should be established in a residential complex? The drawing provided don't do justice as it has been scaled wrong



3. Will council be able to cater for the increasing number of cars on the road as the new building does not have adequate car spaces. Since this is commercial enterprise, there will always be huge number of vehicles. This will be devastating for our current lifestyle.
4. Are the stormwater and sewage drains capable of handling the new intake as we are already having problems with drainage and sewage in this street.
5. Having a sudden introduction of population would mean more queues and disarray in all public amenities such as library, pools and shops. Why should we encourage something which is bound to reduce quality of life.
6. There are no other such five storey boarding house in this street. This would encourage further units to be made such and impact lifestyle for the worse.
7. While the government has been bent on moving population to less populated areas, this would act the opposite.
8. Short term residents are known to care less for the surroundings generally and I fear to test this opinion.

Owing to above factors, I would like to object building a 5 storey boarding house on Lot 70. I would welcome and encourage building 2 storey house in common with the rest of the buildings.

I hope the council takes a decision with the safety and wellbeing of residents of Cardigan street. I do find the notice of 2 weeks was too short for me to go through all the documents and understand \evaluate the implications of the design.

Kind regards,

## Sarah Pritchard

---

**From:**  
**Sent:** Thursday, 27 September 2018 3:36 PM  
**To:** Records Department  
**Subject:** Fwd: Submission (public): DA-293/2018 GUILDFORD - DA's - 70 Cardigan ST, GUILDFORD NSW 2161  
**Attachments:** DA 2018 293 1 Cumberland council Baini Design Letter Objection.pdf

Ms Dania Elassi\ Miss S Pritchard

I am the owner of the property. Currently I am at overseas for 4 weeks. It came to my attention about a 5 story boarding house at 70 Cardigan St and I am also totally agree with this attached objection letter.

Thank you

Sent from my iPhone

Begin forwarded

-----転送メッセージ-----

**From:** 1>  
日付: 2018年9月26日水曜日  
件名: Submission (public): DA-293/2018 GUILDFORD - DA's - 70 Cardigan ST, GUILDFORD NSW 2161  
**To:** [council@cumberland.nsw.gov.au](mailto:council@cumberland.nsw.gov.au)

Good afternoon,

Att: Ms Dania Elassi\ Miss S Pritchard

Please find attached my objection towards building a 5 storey Boarding house on 70 Cardigan Street.

Kind regards

--  


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

From,

Sydney  
26<sup>th</sup> September 2018

Cardigan Street  
Guildford NSW 2161

To

Ms.Dania Elassi/Miss S Pritchard  
Cumberland Council

Subject: Objection to Development Application 2018/293/1

Good afternoon,

Thank you for the opportunity to raise concerns regarding the proposed 5 storey Boarding house in lot 70. I would like to object personally based on below reasons.

1. I find a 5 storey building over a small of land would pose much threat to integrity of land causing issues such as poor lighting and ventilation to units such as myself. Is there any reason to allow such a large foundation over small area which will be odd man out of rest of buildings?



2. Why a commercial enterprise should be established in a residential complex? The drawing provided don't do justice as it has been scaled wrong



3. Will council be able to cater for the increasing number of cars on the road as the new building does not have adequate car spaces. Since this is commercial enterprise, there will always be huge number of vehicles. This will be devastating for our current lifestyle.
4. Are the stormwater and sewage drains capable of handling the new intake as we are already having problems with drainage and sewage in this street.
5. Having a sudden introduction of population would mean more queues and disarray in all public amenities such as library, pools and shops. Why should we encourage something which is bound to reduce quality of life.
6. There are no other such five storey boarding house in this street. This would encourage further units to be made such and impact lifestyle for the worse.
7. While the government has been bent on moving population to less populated areas, this would act the opposite.
8. Short term residents are known to care less for the surroundings generally and I fear to test this opinion.

Owing to above factors, I would like to object building a 5 storey boarding house on Lot 70. I would welcome and encourage building 2 storey house in common with the rest of the buildings.

I hope the council takes a decision with the safety and wellbeing of residents of Cardigan street. I do find the notice of 2 weeks was too short for me to go through all the documents and understand \evaluate the implications of the design.

Kind regards,