

Dear Bianca, I would like to officially lodge an objection to development proposal DA-145/2018 at 45/47 Hyde Park rd Berala on the following grounds.

1/ Parking congestion to surrounding area

2/ Invasion of privacy to surrounding residents

3/ Boarding house not in keeping with residential area

4/ Heightened risk of crime in area due to transient nature of boarding house residents

5/ Proposed development not in line with councils current policy

I have no connection to any political parties or developers in regards to this development.

Please feel free to contact me to discuss this submission if required.

Please accept my submission regarding the DA with my concerns outlined below:

- Windows on Eastern elevation at first floor level will enable tenants to view into my back yard. This will impact my privacy. I propose that these windows be fitted with obscure glass and be fixed to eliminate noise egress.
- Windows on Northern elevation at first floor level will enable tenants to view into my back yard. This will impact my privacy. These windows to be screened with a louver type system and /or a vertical screening system. All windows to be obscure glass and fixed.
- No detail is shown where the air conditioning units and plant is to be located. It is critical to detail where air conditioning units and plant are to be located as it will impact the appearance of and the noise generated from the proposed structure.
- I have concerns over management of noise from major noise sources i.e. air conditioning, ventilation plant, car park, entertainment in common areas, TV & music systems.
- Noise generated from the collection of garbage for 28 units is also a concern.
- No acoustic report has been presented.
- What is the relevance of the waste management plan on a Canterbury Bankstown Council letterhead ?
- Where is the laundry drying area ? Will laundry be displayed on balconies ?
- 7 car spaces is insufficient for 28 units. Hyde Park Road and Campbell Street are already congested with resident and commuter on street parking.
- Berala and Regents Park have their fair share of social housing with a major estate situated on Walters Road.
- One cannot guarantee the type of people who will stay in the proposed short term motel style accommodation however based on the target market a percentage will be transient people of varied life experiences and some of a conflicted nature. The boarding house will , as intended by the nature of a boarding house, attract a different demographic to the family friendly area.
- The height, bulk and scale of the proposed development is not consistent with the character of Berala specifically within the block the development is proposed.
- The development creates an unreasonable environmental impact to adjoining properties due to the visual bulk , privacy and noise impacts.

Thank you for considering these comments on the proposal.

Attn: Planning Department

To whom it may concern,

I am writing to advise I have just noticed the D/A sign at 47 Hyde Park Rd, Berala for a 2 story 28 room boarding house.

I wish to register our objection to this application. I note on the D/A form attached to the property the D/A was initially requested in June but I was unaware of this until I walked past it today. This property is within 300 metres of our property so I am not sure if we should have been advised of this at the time or not? I have called council today and been advised that this development is still under consideration, pending further information.

We fail to see how any consideration can be given to allowing what will essentially be high density living, and we cannot envisage how 28 rooms can be accommodated into a 2 story building on a 518sqm block nor do we want to!! There is no precedent to allow such a building in this area nor should we set a precedent to do so. It is not in keeping with the character of the area and quite frankly we are astounded that any consideration is being given to changing the low density zoning in this quiet residential street.

We look forward to a response to our concerns.

We received your letter advising of amended plans for a boarding house, now to encompass 2 blocks 45 & 47 Hyde Park Rd.

Firstly, I have attached photos of the properties in question to show there is no DA application displayed on either property. No. 45 has nothing at all to indicate a DA has been made and No.47 shows 2 council boards sighting Development proposal however there is nothing attached to them! If this is not illegal, it is certainly underhand! How are other owners within the area meant to know about this DA and object to it if they haven't been sent a letter (as we were were not under original DA)!

Our strong objection to this development remains (as listed in original email below). Despite the increase to cover 2 blocks, total land size is still only 1047sqm so we can't understand how 28 rooms can be accommodated. The plans submitted are only of the external building, there is no indication of room size, whether they are self contained, etc. We seriously doubt the applicant, despite calling it a boarding house, is intending to provide low cost accommodation for those in need and is only interested in obtaining maximum profit via rental return, which if allowed to go ahead as per plans will be in the region of \$400k+/pa.

This suburb has escaped the high density and ugly over development of surrounding suburbs by greedy developers and we would like it to stay that way so please keep zoning as low density residential!

We also state we have not made or rcv'd any political donations or gifts from any parties, nor are we affiliated with any political parties.

Await your response to all concerns,

Thanks & Regards

I am writing to you today in relation to the DA-145/2018 BERALA development application.

I request that my personal information to be suppressed by Council under Section 58 of Privacy and Personal Information Protection act 1998.

I received a letter from the Cumberland council dated 7th January 2019 in relation to the demolition of existing structures and construction of a two-storey boarding house comprising of 28 rooms.

Reviewing the plans and documents from the Cumberland Council website for DA-145/2018 I have listed some objections to this application.

1. The height of the structure is 9 meters in height and will provide clear vantage points and view into our property.
2. The north elevation of the structure will be directly facing our property. The second-storey has 8 windows and this will be evading our privacy.
3. The adjacent and connecting properties are all residential free-standing houses and we are concerned that a boarding house development will invite increase in noise, disturbance and traffic in the area.

I appreciate your time in reviewing our submission and look forward to hearing back from you.

To whom it may concern

I write in connection with the above planning application. I have examined the plans and know the site well.

I wish to object strongly to the Development of a Boarding House and car park in this location.

I have lived in this area of Berala for 25 years. It is a quaint suburb, mostly made up of seniors and families who have chosen to live in the suburb of Berala for community and safety.

These large boarding houses with transient, dislocated and often antisocial resident populations should not be built within R2 and R3 medium density areas. They can easily destabilise whole communities. The effect of this size boarding house would erode the existing character of the zone through cumulative social effects. The proposal fails to address the nature of the accommodation, any support services to be provided or the targeted group to be catered for.

Visually, a new dwelling of this nature does not fit in with the character of this suburbs look and this would ruin the character of the area.

Pressure for the development in this area is considerable, mainly for housing commuters, but to date has been unsuccessful to my knowledge. There is no other dwelling of this size on this block. Though most blocks of land are large, dwellings are all freestanding residential homes. I have spoken with a significant amount of residents who have voiced their objection to the proposal, showing this development is not compatible with the character of the local area-who better to judge than the residents already living here.

The parking in this immediate area is already becoming congested due to the commuters and by the shopping centre Woolworths located near the station. Parking is already now difficult along Campbell St and Hyde Park rd. The basement car park is proposed to hold 14 cars. If there is one car per room, the other 14 cars will need to park on the street, not to mention visitors. Each room is proposed to hold no more than two adults, potentially that could be 2 cars per room, resulting in 48 cars, only of which 14 can be parked onsite. When reports suggest that the traffic is minimal in a suburb and that the extra traffic will not impose, the very reason residents are attracted to certain suburbs is due to the lack of traffic and the ease of parking.

The dwelling would affect myself and my family directly.

My property being located on Campbell St shares a portion of the back fence with Lot 1, 47 Hyde Park Rd.

This is the proposed area for a turning point on the driveway into a basement carpark. The fumes, and noise would be continuous especially if there was to be a gate in which the residents would need to be sitting idle in their car at this bend.

The amount of rooms in the proposed dwelling is 28, hence potentially 28 cars coming and going everyday.

Also, I would like to point out, there is an asbestos shed in the rear left corner of the property (47 Hyde park Rd) nearest my back fence. Marked on the plans as a CLADDED shed, this is clearly old fibro/asbestos with a rusty corrugated roof. I would be extremely concerned that this was not removed legally and in accordance with the law.

Thanking you in advance for the opportunity to submit this letter,