

## Submissions

### **Building is out of character for the street:**

A boarding house is a hostel business. It is not a residential house and therefore does not belong in a quiet residential area. There are no such boarding houses in the street. It has a higher site coverage than adjoining properties. It is considerably larger than normal 4 bedroom 2 storey

home and invades the privacy of adjoining homes due to its sheer bulk and its proximity to the perimeter of adjoining houses. Graham Street is a relatively quiet street with mainly single storey 3-4 bedroom family homes.

### **Security, safety, privacy and noise:**

Having potentially 9 unknown individuals living near me is of a serious concern for my family and the neighbourhood. The tenants will be many and short term/ high turnover – they will not be families, but individuals of unknown character. It will generate constant activity and noise from tenants, visitors and car traffic coming and going all day and night which will greatly affect me and the neighbourhoods peace and security. The boarding house is also in close proximity to Jack and Jill pre-school kindergarten on Cambridge Street, Berala Public School on Auburn Road and a local park.

### **Traffic/Noise and Parking:**

The proposed boarding house does not provide off street parking for 9 tenants plus staff. The property is too small and can only accommodate 3 cars.

Graham Street has for many years been well known to council for frequent serious car accidents. With more cars parking on Graham street due to a battle axe property recently built across the road - this house alone has generated 8 more vehicles mostly large four wheel drive utes. The proposed boarding house will create even more congestion with potentially nine extra cars plus additional cars from people visiting, coming and going at all hours of the day and night. This would make street parking even more congested, noisy, and lead to dangerous visibility problems when exiting ones driveway as is the case now.

### **Loss of sunlight /solar access to all living and private open space areas of adjacent dwelling 77 Graham st Auburn:**

As per council shadow diagram – almost all of the adjacent property at 77 Graham St Auburn will be in the shadow of the proposed boarding house most of the day. This also means they will never be able to use solar panels.

### **Petition by Auburn residents strongly opposing the building of this boarding house:**

On 1-Dec-2016 a petition was submitted to Cumberland council consisting of 172 signatures opposing the building of this boarding house DA-500/2016.

172 residents which are your constituents in Graham Street and nearby streets do not want a boarding house in their street or vicinity for obvious reasons, Safety, Security, Traffic and Noise. Why is it that one man(a developer) can over rule the will of the majority? This does not stand well with me or the 172 people who signed the petition against this development.

I ask you sincerely to please consider all my objections for the good of my family and neighbourhood.

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A boarding house is a hostel business. It is not a residential house and therefore does not belong in a quiet residential area. There are no such boarding houses in the street. It has a higher site coverage than adjoining properties. It is considerably larger than normal 4 bedroom 2 storey

home and invades the privacy of adjoining homes due to its sheer bulk and its proximity to the perimeter of adjoining houses. Graham Street is a relatively quiet street with mainly single storey 3-4 bedroom family homes.

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Having potentially 9 unknown individuals living near me is of a serious concern for my family and the neighbourhood. The tenants will be many and short term/ high turnover – they will not be families, but individuals of unknown character. It will generate constant activity and noise from tenants, visitors and car traffic coming and going all day and night which will greatly affect me and the neighbourhoods peace and security. The boarding house is also in close proximity to Jack and Jill pre-school kindergarten on Cambridge Street, Berala Public School on Auburn Road and a local park.

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I ask you sincerely to please consider all my objections for the good of my family and neighbourhood.

A boarding house is not a normal family house and therefore is not appropriate in a quiet residential area. There are no such boarding houses in the street. It is considerably larger than normal 4 bedroom 2 storey home and invades the privacy of adjoining homes due to its sheer bulk/depth. A boarding house is a threat to the children's and neighbourhood safety as we do not know the people who will come and go from the boarding house. The boarding house is also in close proximity to Jack and Jill pre-school kindergarten and Berala Primary School on Cambridge street and Auburn road.

A 9 room two storey boarding house means 9 tenants at the very least and most possibly more in the future. Having potentially 9 individuals of unknown character living near me is of serious concern for me and the neighbourhood. It will generate constant activity and noise from tenants, visitors and car traffic coming and going all day and night which will greatly affect me and the neighbourhoods peace and safety.

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If the proposed boarding house was to go ahead, it is without any doubt that my property and neighbouring property values will diminish considerably. If it's allowed to go ahead - it will create a precedent, therefore more of such boarding houses are likely to be built in the near future to the neighbourhoods detriment.

**Petition by Auburn residents strongly opposing the building of this boarding house:**

On 1-Dec-2016 a petition was submitted to Cumberland council consisting of 172 signatures opposing the building of this boarding house DA-500/2016. Also 11 objection letters were submitted from individual residents.

172 residents which are your constituents in Graham Street and nearby streets do not want a boarding house in their street or vicinity for obvious reasons, Safety, Security, Traffic and Noise. Why is it that one man (Developer -Mr H Dariverenli - Quality Building Maintenance & Constructions P/L) can over rule the will of the majority? This does not stand well with me or the 172 people who signed the petition against this development.

I sincerely ask you to please consider my objections for the peace and security of the neighbourhood and stop this boarding house development.

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I ask you sincerely to please consider all my objections for the good of my family and neighbourhood.

NOTE: I implore you to consider the weight of your decision in this matter, and the dangerous precedent actions such as these set for future applications.

These decisions impact people's lives.

I ask you to put yourself in our shoes. Put the safety of your children, grandchildren and loved ones in our place and understand the gravity and distress this decision can have upon a community. Please do the right thing; I beg you.

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I ask you sincerely to please consider all my objections for the good of my family and neighbourhood.

strongly oppose the proposed development of a 2 storey, 9 bedroom boarding house on Lot D DP 339117, 75 Graham Street, Auburn.

We do not want a boarding house within the vicinity of our residence. The boarding house is a threat to children and neighborhood safety and security. If this is approved it will set a precedent and more boarding houses are likely to be built in future.

We strongly oppose this development and do not want the proposal approved.

I am a resident of Graham St and I have been made aware that an application has been submitted to council for a proposed 8-9 bedroom boarding house.

I am an elderly woman who has been residing in my home for over 40 years. I have young grandchildren who come and stay with me during school holidays.

A boarding home in my street will increase the traffic and noise in the street.

Are you aware that there is a pre-school and two primary schools in the nearby streets? This will pose a great risk to young children's safety and security to both the children and schools.

There are parks in the nearby streets. This again poses a risk to safety and security in the neighbourhood.

We will not feel safe in our homes.

I am greatly concerned as an elderly when on my own. Yun Hwang Yeh is in the same situation as his elderly mother who has also resided with him for over 30 years is elderly. He will be concerned for his mother's safety whilst at work and trying to go about his everyday life.

I am sure you are aware that a boarding house and a hostel are very similar.

These are short term stays for individuals. There will not be any families but individuals of unknown characters.

A boarding home will create more noise and activity which will affect the peace in the street. It will create more pedestrian and car traffic in the street and affect street parking. It will affect property prices in the area.

If this is approved it will set a precedent for more boarding homes to be built in the area.

We would appreciate you taking consideration of the neighbourhood and the hundreds of people it would affect if the proposal is approved.

We as long term residents (our whole lives) hoped things would change with a new council.

I, am writing to you regarding Cumberland council development applications:

Reference:

PLANNING APPLICATION NO. DA-500/2016/A

Section 4.55 modification application for changes to the stormwater plans and changes to the design to address the deferred commencement consent conditions DC1, DC2, DC3 and DC4. (changed from 8 to 9 room boarding house)  
LOT D DP 339117, 75 Graham St Auburn, NSW, 2144

Reference:

PLANNING APPLICATION NO. DA-500/2016

LOT D DP 339117, 75 Graham St Auburn, NSW, 2144 Demolition of the dwelling house and ancillary structures and construction of a new two storey boarding house comprising eight(8) boarding rooms.

Please see attached letters addressed to Hamish McNulty and objection letter to Council re DA-500/2016.

**Building is out of character for the street:**

This type of development is inconsistent with the dynamics and virtues of our family orientated neighbourhood. There are no such boarding houses in the street. It has a higher site coverage than adjoining properties as acknowledged by the council and this is not consistent with other developments in the street as there are no other 2 story 9 room boarding houses in the street. It is considerably larger than a 4 bedroom 2 storey home and invades the privacy of adjoining homes due to its sheer bulk and depth. Graham Street is a relatively quiet street with mainly elderly, young families and mainly single storey 3-4 bedroom homes. A boarding house is not a residential family house but a hostel business and therefore not appropriate in a quiet residential street. It will generate constant noise from tenants, visitors and maintenance personnel day and night which will affect the sleep, health, security and quality of life for my family and my neighbours.

**Security, safety, privacy and noise:**

This boarding house is a threat to children's and neighbourhood safety as we do not know the people who will come and go from the boarding house. The tenants will be many and short term/ high turnover – they will not be families, but individuals of unknown character. The boarding house is also in close proximity to Jack and Jill pre-school kindergarten on Cambridge Street, Berala Public School on Auburn Road and a local park.

Having 9 tenants living next door and verandas/balconies facing my property means tenants and visitor activity will constantly be heard from my bedrooms and they will be able view my bedroom windows, backyard, and shed all day and every day.

**Rear external balcony will give tenants full view of my backyard:**

The rear external deck area/balcony will give tenants full view of my backyard and shed. I won't be able work in my garden or hang my clothes on the clothes line without tenants peering down at me. This is a serious privacy and security concern for my family which I will not tolerate.

**Ground floor rooms 1 and 2 verandah / sliding glass doors privacy:**

The occupants will be able to see over my fence directly into my bedroom windows opposite. This is not acceptable.

**Noise from motorcycles parked/located at the side of boarding house near my bedroom windows:**

2 motorcycle spaces and 2 bicycle spaces are placed near my bedroom windows. I will not tolerate motor cycles engines starting up morning, day and night. Do you not realize how loud a motorcycle engine is when it starts up especially when located in a confined space between the boarding house brick walls and my fence? This is intolerable.

**Natural light will be greatly reduced to all my windows on south side:**

Due to its height and size/depth the proposed boarding house will greatly reduce natural light entering all my windows on the south side. I will not have any view of the sky at all. Reduced light will also mean cooler temperatures, dampness and more energy usage for lighting. The second storey will have to be set back at least 1.5 meters from external wall to allow me more natural light and sky access- This is paramount.

**Loss of sunlight /solar access to all living and private open space areas of adjacent dwelling 77 Graham st Auburn:**

As per council shadow diagram – almost all of the adjacent property at 77 Graham St Auburn will be in shadow of the boarding house most of the day. This also means they will never be able to effectively use solar panels. This is unacceptable.

**Air conditioning unit location and noise.**

The proposed development will require a commercial air conditioning system which is facing very near to my bedrooms and this will further contribute to unbearable low frequency hum/ noise especially at night. I built my house 12 years ago and made sure that my air conditioning system was located at the back of my house as not to disturb my neighbours. I expect the same courtesy from the new boarding house development – this is paramount.



**Traffic/Noise and Parking:**

The proposed boarding house does not provide off street parking for 9 tenants plus staff. With more cars parking on Graham street due to a battle axe property recently built across the road which I suspect is an illegal two storey boarding house for overseas workers( this house alone has generated 8 more vehicles mostly large 4 wheel drive utes). The proposed boarding house will create even more congestion with potentially nine extra cars coming and going at all hours of the day and night. This would make the street even more noisy, and lead to dangerous visibility problems when exiting ones driveway as is the case now.

**Property value - Extremely important:** If the proposed boarding house was to go ahead, it is without any doubt that my property and neighboring property values will diminish considerably.

**I ask the reader if your house was for sale and you knew it was worth 1 million dollars - but suddenly your neighbour wants to build a 9 room boarding house – Once your prospective buyer finds this out –Do you honestly think your house is still worth 1 million dollars?** Very few people would like to buy a house located next door to a two storey 9 room boarding house for exactly the reasons before mentioned.

**If this development is allowed to go ahead – it will create a precedent,** therefore more of such boarding houses are likely to be built in the near future to the neighbourhoods detriment.

**Petition by Auburn residents strongly opposing the building of this boarding house:**

On 1-Dec-2016 a petition was submitted to Cumberland council consisting of 172 signatures opposing the building of this boarding house DA-500/2016. Also 11 objection letters were submitted from individual residents. 172 residents which are your constituents in Graham Street and nearby streets do not want a boarding house in their street or vicinity for obvious reasons, Safety, Security, Traffic and Noise.

Why is it that one man (Developer -Mr H Dariverenli - Quality Building Maintenance & Constructions P/L) can over rule the will of the majority? This does not stand well with me or the 172 people who signed the petition against this development. We the long time residents of Auburn thought/ hoped things would change with a new council.

I ask you sincerely to please consider all my objections for the good of my family and neighbourhood and stop this unwanted development. I also ask you to put yourself in my shoes – Would you like a 9 room boarding house next door to your family home?

and objected strongly to the development of the proposed boarding house. If it's allowed to go ahead – it will create a precedent, therefore more of such boarding houses are likely to be built in the near future. This type of development is inconsistent with the dynamics and virtues of our family orientated neighbourhood.

I have previously written to the Cumberland Council on the 1<sup>st</sup>-Dec-2016 stating my objections to his development. My son also submitted a petition to council of 172 signatures from residents in Graham and nearby streets against the development. Unfortunately the Council has not listened to their constituents and will be going ahead with the development pending approval. I have also written another objection letter to council for DA-500/216/A. Please find attached.

It appears that a signed petition of 172 residents and 11 others who wrote letters to Cumberland council opposing the DA meant nothing. Why is it that one man (Developer -Mr H Dariverenli - Quality Building Maintenance & Constructions P/L) can overrule the objections of the majority of residents living in the street? This does not stand well with me or the 172 people who signed the petition against this development. We the long time residents of Auburn thought/ hoped things would change with a new council.

This is extremely disappointing and has caused great stress for me, my family and the residents of Graham Street Auburn. I also ask you to put yourself in my shoes – Would you like a 9 room boarding house next door to your family home?

I am asking you if you could please intervene and help stop this development as the residents and I feel helpless that our voices have been totally ignored.

Please see above 2 attachments (one addressed to you and the other, a copy of letter addressed to Senior Development Planner) which are self explanatory.

Please look into this matter **urgently** before the Development Proposal is finalised. We, and the other residents in the vicinity are treating this matter as VERY IMPORTANT and hope for a positive response.

Looking forward to a favorable reply.

Thank you

Regards

**Building is out of character for the street:**

A boarding house is a hostel business. It is not a residential house and therefore does not belong in a quiet residential area. There are no such boarding houses in the street. It has higher site coverage than adjoining properties. It is considerably larger than normal 4 bedroom 2 storey home and invades the privacy of adjoining homes due to its sheer bulk and its proximity to the

perimeter of adjoining houses. Graham Street is a relatively quiet street with mainly single storey 3-4 bedroom family homes.

**Security, safety, privacy and noise:**

Having potentially 9 unknown individuals living near me is of a serious concern for my family and the neighbourhood. The tenants will be many and short term/ high turnover – they will not be families, but individuals of unknown character. It will generate constant activity and noise from tenants, visitors and car traffic coming and going all day and night which will greatly affect me and the neighbourhoods peace and security. The boarding house is also in close proximity to Jack and Jill pre-school kindergarten on Cambridge Street, Berala Public School on Auburn Road and a local park.

**Traffic/Noise and Parking:**

The proposed boarding house does not provide off street parking for 9 tenants plus staff. The property is too small and can only accommodate 3 cars.

Graham Street has for many years been well known to council for frequent serious car accidents. With more cars parking on Graham street due to a battle axe property recently built across the road - this house alone has generated 8 more vehicles mostly large four wheel drive utes. The proposed boarding house will create even more congestion with potentially nine extra cars plus additional cars from people visiting, coming and going at all hours of the day and night. This would make street parking even more congested, noisy, and lead to dangerous visibility problems when exiting ones driveway as is the case now.

**Loss of sunlight /solar access to all living and private open space areas of adjacent dwelling 77 Graham st Auburn:**

As per council shadow diagram – almost all of the adjacent property at 77 Graham St Auburn will be in the shadow of the proposed boarding house most of the day. This also means they will never be able to use solar panels.

**Petition by Auburn residents strongly opposing the building of this boarding house:**

On 1-Dec-2016 a petition was submitted to Cumberland council consisting of 172 signatures opposing the building of this boarding house DA-500/2016.

172 residents which are your constituents in Graham Street and nearby streets do **not** want a boarding house in their street or vicinity for obvious reasons, Safety, Security, Traffic and Noise. Why is it that one man(a developer) can over rule the will of the majority? This does not stand well with me or the 172 people who signed the petition against this development. I ask you sincerely to please consider all my objections for the good of my family and neighborhood.

**Building is out of character for the street:**

This type of development is inconsistent with the dynamics and virtues of our family orientated neighbourhood. There are no such boarding houses in the street. It has a higher site coverage than adjoining properties as acknowledged by the council and this is not consistent with other developments in the street as there are no other 2 story 9 room boarding houses in the street. It is considerably larger than a 4 bedroom 2 storey home and invades the privacy of adjoining homes due to its sheer bulk and depth. Graham Street is a relatively quiet street with mainly elderly, young families and mainly single storey 3-4 bedroom homes. A boarding house is not a residential family house but a hostel business and therefore not appropriate in a quiet residential street. It will generate constant noise from tenants, visitors and maintenance personnel day and night which will affect the sleep, health, security and quality of life for my family and my neighbours.

RECEIVED

**Security, safety, privacy and noise:**

This boarding house is a threat to children's and neighbourhood safety as we do not know the people who will come and go from the boarding house. The tenants will be many and short term/ high turnover – they will not be families, but individuals of unknown character. The boarding house is also in close proximity to Jack and Jill pre-school kindergarten on Cambridge Street, Berala Public School on Auburn Road and a local park.

Having 9 tenants living next door and verandas/balconies facing my property means tenants and visitor activity will constantly be heard from my bedrooms and they will be able view my bedroom windows, backyard, and shed all day and every day.

**Rear external balcony will give tenants full view of my backyard:**

The rear external deck area/balcony will give tenants full view of my backyard and shed. I won't be able work in my garden or hang my clothes on the clothes line without tenants peering down at me. This is a serious privacy and security concern for my family which I will not tolerate.

**Ground floor rooms 1 and 2 verandah / sliding glass doors privacy:**

The occupants will be able to see over my fence directly into my bedroom windows opposite. This is not acceptable.

**Noise from motorcycles parked/located at the side of boarding house near my bedroom windows:**

2 motorcycle spaces and 2 bicycle spaces are placed near my bedroom windows. I will not tolerate motor cycles engines starting up morning, day and night. Do you not realize how loud a motorcycle engine is when it starts up especially when located in a confined space between the boarding house brick walls and my fence? This is intolerable.

**Natural light will be greatly reduced to all my windows on south side:**

Due to its height and size/depth the proposed boarding house will greatly reduce natural light entering all my windows on the south side. I will not have any view of the sky at all. Reduced light will also mean cooler temperatures, dampness and more energy usage for lighting. The second storey will have to be set back at least 1.5 meters from external wall to allow me more natural light and sky access- This is paramount.

**Loss of sunlight /solar access to all living and private open space areas of adjacent dwelling 77 Graham st Auburn:**

As per council shadow diagram – almost all of the adjacent property at 77 Graham St Auburn will be in shadow of the boarding house most of the day. This also means they will never be able to effectively use solar panels. This is unacceptable.

**Air conditioning unit location and noise.**

The proposed development will require a commercial air conditioning system which is facing very near to my bedrooms and this will further contribute to unbearable low frequency hum/ noise especially at night. I built my house 12 years ago and made sure that my air conditioning system was located at the back of my house as not to disturb my neighbours. I expect the same courtesy from the new boarding house development – this is paramount.

**Traffic/Noise and Parking:**

The proposed boarding house does not provide off street parking for 9 tenants plus staff. With more cars parking on Graham street due to a battle axe property recently built across the road which I suspect is an illegal two storey boarding house for overseas workers( this house alone has generated 8 more vehicles mostly large 4 wheel drive utes). The proposed boarding house will create even more congestion with potentially nine extra cars coming and going at all hours of the day and night. This would make the street even more noisy, and lead to dangerous visibility problems when exiting ones driveway as is the case now.

**Property value - Extremely important:** If the proposed boarding house was to go ahead, it is without any doubt that my property and neighboring property values will diminish considerably. **I ask the reader if your house was for sale and you knew it was worth 1 million dollars - but suddenly your neighbour wants to build a 9 room boarding house – Once your prospective buyer finds this out –Do you honestly think your house is still worth 1 million dollars?** Very few people would like to buy a house located next door to a two storey 9 room boarding house for exactly the reasons before mentioned.

**If this development is allowed to go ahead – it will create a precedent,** therefore more of such boarding houses are likely to be built in the near future to the neighbourhoods detriment.

**Petition by Auburn residents strongly opposing the building of this boarding house:**

On 1-Dec-2016 a petition was submitted to Cumberland council consisting of 172 signatures opposing the building of this boarding house DA-500/2016. Also 11 objection letters were submitted from individual residents. 172 residents which are your constituents in Graham Street and nearby streets do not want a boarding house in their street or vicinity for obvious reasons, Safety, Security, Traffic and Noise.

Why is it that one man (Developer -Mr H Dariverenli - Quality Building Maintenance & Constructions P/L) can over rule the will of the majority? This does not stand well with me or the 172 people who signed the petition against this development. We the long time residents of Auburn thought/ hoped things would change with a new council.

I ask you sincerely to please consider all my objections for the good of my family and neighbourhood and stop this unwanted development. I also ask you to put yourself in my shoes – Would you like a 9 room boarding house next door to your family home?

We vehemently object to the amended planning application for the abovementioned Lot. The original application and the new amended application is of commercial/business nature that is incompatible for our local area.

We maintain our original position that Graham Street is already a busy street with thousands of cars travelling up and down on a daily basis. The building of a boarding house with such a large number of rooms on a small block of land will set an ugly precedent. A boarding house will not only increase congestion and noise levels, but also lessen the privacy of adjoining properties and reduce the number of street parking spaces.

Of paramount importance is the safety of the young families and elderly population of Graham Street and surrounding streets. We are not afraid of change but believe that such types of housing diversity do threaten established neighborhood character and social values. Whilst there are rules for boarding house tenancy there are no guarantees - the owner/developer may choose to lease the rooms but then the tenant may then sublease an additional bed in a room to reduce their weekly rent and overall expenses.

We are not convinced that this development will not be a traditional boarding house that offers short-term lodging with shared bedrooms and informal agreements. Furthermore, there are adequate accommodation options such as units and granny flats in the local area for lower income earners and individuals/small families,

A boarding house is not a normal family house and therefore is not appropriate in a quiet residential area. There are no such boarding houses in the street. It is considerably larger than normal 4 bedroom 2 storey home and invades the privacy of adjoining homes due to its sheer bulk/depth. A boarding house is a threat to the children's and neighbourhood safety as we do not know the people who will come and go from the boarding house. The boarding house is also in close proximity to Jack and Jill pre-school kindergarten and Berala Primary School on Cambridge street and Auburn road.

A 9 room two storey boarding house means 9 tenants at the very least and most possibly more in the future. Having potentially 9 individuals of unknown character living near me is of serious concern for me and the neighbourhood. It will generate constant activity and noise from tenants, visitors and car traffic coming and going all day and night which will greatly affect me and the neighbourhoods peace and safety.

Graham Street has for many years been well known for frequent serious car accidents. The proposed boarding house does not provide off street parking for 9 tenants plus staff. With more cars parking on Graham street due to a battle axe property recently built across the road - this house alone has generated 8 more vehicles mostly large four wheel drive utes. The proposed boarding house will create even more congestion with potentially nine extra cars plus additional cars from people visiting, coming and going all hours of the day and night. This would make the street more noisy and lead to dangerous visibility problems when exiting ones driveway as is the case now.

If the proposed boarding house was to go ahead, it is without any doubt that my property and neighbouring property values will diminish considerably. If it's allowed to go ahead – it will create a precedent, therefore more of such boarding houses are likely to be built in the near future to the neighbourhoods detriment.

**Petition by Auburn residents strongly opposing the building of this boarding house:**

On 1-Dec-2016 a petition was submitted to Cumberland council consisting of 172 signatures opposing the building of this boarding house DA-500/2016. Also 11 objection letters were submitted from individual residents.

172 residents which are your constituents in Graham Street and nearby streets do not want a boarding house in their street or vicinity for obvious reasons, Safety, Security, Traffic and Noise. Why is it that one man (Developer -Mr H Dariverenli - Quality Building Maintenance & Constructions P/L) can over rule the will of the majority? This does not stand well with me or the 172 people who signed the petition against this development.

I sincerely ask you to please consider my objections for the peace and security of the neighbourhood and stop this boarding house development.



**Building is out of character for the street:**

A boarding house is a hostel business. It is not a residential house and therefore does not belong in a quiet residential area. There are no such boarding houses in the street. It has a higher site coverage than adjoining properties. It is considerably larger than normal 4 bedroom 2 storey home and invades the privacy of adjoining homes due to its sheer bulk and its proximity to the perimeter of adjoining houses. Graham Street is a relatively quiet street with mainly single storey 3-4 bedroom family homes.

**Security and safety:** I have 3 young daughters who live with me and I fear for our safety if this boarding house is built. Having potentially 9 unknown individuals living next door to me is of serious concern for my family and the neighbourhood. The tenants will be many and short term/ high turnover – they will not be families, but individuals of unknown character. It will generate constant activity and noise from tenants and visitors which will greatly affect me and the neighbourhoods peace. The boarding house is also in close proximity to Jack and Jill pre-school kindergarten on Cambridge Street, Berala Public School on Auburn Road and a local park.

**Loss of privacy - 6 windows will give tenants full view of my backyard:** My daughters will not be able to play in the backyard or hang clothes on the clothes line without tenants being able to look down at us. This is a serious privacy and security concern.

**Traffic/Noise and Parking:** The proposed boarding house does not provide off street parking for 9 tenants plus staff. With more cars parking on Graham street due to a battle axe property recently built across the road - this house alone has generated 8 more vehicles mostly large four wheel drive utes. The proposed boarding house will create even more congestion with potentially nine extra cars coming and going all hours of the day and night. This would make the street more noisy and lead to dangerous visibility problems when exiting ones driveway as is the case now.

**Loss of sunlight /solar access to all my living and private open space areas - Natural sunlight will be greatly reduced to all my windows on north side due to the sheer bulk and height of the proposed building:** As per council shadow diagram – My house will be in the shadow of the proposed boarding house most of the day. This will make the house and backyard cold and dark due to overshadowing from the North. Reduced sunlight also means dampness and more energy usage for heating and lighting. This also means solar panels can never be effectively installed in the future.

**If the boarding house was to go ahead, it will create a precedent** - therefore more of such boarding houses are likely to be built in the near future and my property value will diminish considerably.

**Petition by Auburn residents strongly opposing the building of this boarding house:**

On 1-Dec-2016 a petition was submitted to Cumberland council consisting of 172 signatures opposing the building of this boarding house DA-500/2016. Also 11 objection letters were submitted from individual residents. 172 residents which are your constituents in Graham Street and nearby streets do not want a boarding house in their street or vicinity for obvious reasons, Safety, Security, Traffic and Noise. Why is it that one man (Developer -Mr H Dariverenli - Quality Building Maintenance & Constructions P/L) can over rule the will of the majority? This does not stand well with me or the 172 people who signed the petition against this development.

I ask you sincerely to please consider all my objections for the good of my family and neighbourhood and stop the development of this unwanted boarding house.