

2019/11/1



Bangor Street
GUILDFORD NSW 2161

REF: DA 2019/11/1

PREMISES: 58-60 BERWICK ST, GUILDFORD NSW 2161



Dear Sir/Madam:

In reference to the above mentioned development and being adjoining the subject development, we feel that our privacy will be impacted on the eastern side of the proposed development. This is in relation to balconies and windows overlooking our property, and we request the use of **FIXED** louvre style privacy screens and high windows in the bedrooms and toilets.

Please take into consideration traffic proximity to boundary in relation to the basement carpark-entry/exit and the noise that will be incurred by this (as this entry is directly behind us catering for childcare and residents car spaces). We would really appreciate this basement carpark entry be moved to another location.

Also, we are deeply concerned by the 76 Place Childcare Centre and the affect it will have on us in terms of noise as we are elderly and really appreciate the quiet serenity of this neighbourhood. And also mentioning the **CONGESTION** that will occur in Beaufort St as a result of pick up and drop off times associated with the childcare as well as employees and residents parking in Beaufort St as it already is a narrow road.

And lastly, we are also concerned by the rooftop communal area of the development and appreciate the use of privacy screening and noise barriers.

Overall, we would like the council to address the concerns mentioned for our **PRIVACY** to be sustained and ways **NOISE LEVELS** as well as **CONGESTION** can be kept to a minimum.

Signature

R. Hayek

Date:

13-3-19

Emma Di Rita

REF: DA 2019/11/1

PREMISES: 50-60 BERWICK ST, GUILDFORD NSW 2161

Dear Sir/Madam:

In reference to the above-mentioned development and being opposite to the subject development, we feel that our privacy will be impacted on the north west of the proposed development. This is in relation to balconies and windows overlooking our property, and we request the use of FIXED louvre Style privacy screen and high windows.

Please take into consideration traffic proximity to boundary in relation to the basement carpark-entry/Exit and the noise that will be incurred by this (as this entry is directly opposite to my drive way) We would really appreciate this basement carpark entry be moved to another location. As this street meant to be closed as all other streets in Bangor St as per the original council plan. As you can see some examples Avenel ST, Stimson St & Apsley St. Also, as of now and in the past all these properties have driveways on Berwick St and this garage on the 58 Beaufort St was used as storage only.

All the delivery driver to drop food and other thing will be parking across which will directly affect us and there is no allocated drop off and pickups. Being and Corner block all the big vehicle passes through this street are already potential hazard to the parked vehicles and in the past, there are numerous occasions of hit and run and we are unable to identify the at fault drivers.

Also, we are deeply concerned by the 76 Place Childcare Centre and the effect on my elderly Parents and us as 76 Parents will be dropping off the kids in the morning and picking them in the afternoon. 20 permanent staff members and few casual Including their Kitchen and cleaning staff. Only 18 parking allocated to the Childcare Centre which means staff members and others will be using street parking and we won't have any car place left to park our vehicles.

As you might be fully aware that right opposite to this property where they are planning to have entry and exit for Residents and childcare CAR PARK there is (DUCK CREEK) Berwick street Reserve which is Flood effected area and I believe Sydney water need full access 24x7 to this block

We would also like to be notified for any public meeting so all the residents can raise and discuss all the issues we might have, and council can get them addressed or rectified.

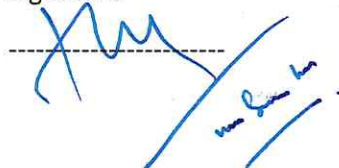
As advised by Locals and Information available on Internet
(<https://www.yellowpages.com.au/find/child-care-centres/guildford-nsw-2161>)

there are Already over 285+ CHILDCARE and EARLY LEARNING CENTRES in or around Guildford.

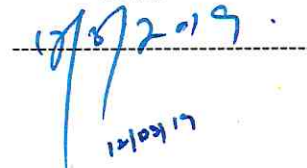
We are also concerned by the rooftop communal area of the development and appreciate the use of privacy screens and noise barriers.

Overall, we would like the council to address the concerns mentioned for our PRIVACY TO BE SUSTAINED and way Noise Levels as well as Congestion can be kept to a minimum.

Signature



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GUILDFORD 2161
NSW.

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Please take into consideration traffic proximity to boundary in relation to the basement carpark-entry/exit and the noise that will be incurred by this (as this entry is not far behind us catering for childcare and residents car spaces). We would really appreciate this basement carpark entry be moved to another location.

Also, we are deeply concerned by the 76 Place Childcare Centre and the affect it will have on us in terms of noise as we are elderly and really appreciate the quiet serenity of this neighbourhood.

And lastly, we are also concerned by the rooftop communal area of the development and appreciate the use of privacy screening and noise barriers.

Overall, we would like the council to address the concerns mentioned for our **PRIVACY** to be sustained and ways **NOISE LEVELS** as well as **CONGESTION** can be kept to a minimum.

Signature





Date:

11-3-2019