

Dear Councillor

RE: Development application DA13/0768

58 - 60 Karimbla Road Miranda - Demolition of 2 dwellings and construction of a two story boarding house

We are very concerned about this private development application to council for a boarding house in Karimbla Rd, Miranda (DP13/0768) in the middle of our residential area. We already have a large concentration of public housing including a group home for mentally disabled adolescents and clusters of communities for mental health residents. These are all absorbed by our community and supported by residents and local police so that everyone can live a good quality lifestyle. The community is dominated by families with children and seniors housing. The proposed boarding house comprises a two storey building which basically looks like dense two storey units but is in fact 23 rooms with at least 40 residents sharing rooms all squeezed into what is currently two family homes. This concentration is far too intense for the area and we do not think it possible to form a community from what is really an institution.

It would be very difficult to engage with so many transient boarders who have no connection to the community and would be alienated from local residents. The behaviors which are facilitated by anonymity, detachment and indifference will significantly increase safety fears and stress in our seniors and families in their homes, on the streets and in Centenary Park.

Over the last year we have had many community meetings involving our local Police Command, Councillors, our local State Member and community members in Kirkby Place, Partridge avenue, Mooki St and Woonah St to resolve safety issues related to aggression towards other residents, vandalism, antisocial behaviour, criminal activity and damage to property and persons resulting in severe community disharmony. We value social harmony and through these consultations and subsequent action we have achieved a harmonious community and residents who identify with their local community. Obviously this size boarding house and its tenants would create problems which would be overwhelming for us.

The boarding house is opposite a long daycare centre and fifty meters from Centenary Park. Centenary Park is one of the main parks in Miranda and provides a safe environment for children of all ages. It accommodates schools both junior and high schools, senior's outings and Sutherland Hospital rehabilitation groups. As the residents of this boarding house will have very little open space and small shared bedrooms it would be expected that they would monopolise the seating in Centenary Park which would put off park users and discourage them from using the Park. The park may no longer offer a safe environment.

The plan also only supplies parking for 5 cars and 5 motor bikes which is totally inadequate for the number of residents. Its driveway opens into Mooki St which already has acute parking problems. Our local streets continue to be effected by the expansion of Westfield's and their proposed paid parking, the popularity of Centenary Park in Karimbla Rd, Medical facilities in both Gibb St and Urunga Parade and the long day Preschool opposite the proposed residence. There is also the soon to be built seven storey Dental clinic in Urunga Parade which supplies no client parking.

This development has the potential to undermine the character and safety of our whole community and makes residents very concerned about the future of Miranda. We feel that this application would result in one individual developer introducing his own housing plan irrespective of the large amount of planned social housing in the area and to the detriment of all the other residents.

We would appreciate you looking into this application on the behalf of Miranda residents.

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