

James and Ourania Tsaoucis, 9 Campbell Street Northmead 2152

Submission on the proposed development at Property: Lot 13 Sec 5 DP 7436, 5 Campbell Street NORTHMEAD 2152, DA/689/2018

We both strongly oppose the boarding house development proposed for 5 Campbell St Northmead and these are our concerns.

Loss of privacy

The scale and height of the proposed structure, particularly the back tower will give all the higher level rooms a view into our private living space in our yard and the back of our home.

Unacceptable noise level

40 roof top air conditioners running 24 hours a day if extreme weather conditions, summer and winter, is going to generate a massive amount of noise that will impact our ability to enjoy our home.

Street parking and congestion

We use Campbell Street to access our property and have people park close to the driveway as it is. Street parking is already a problem as well as movements along Campbell St with Murray St intersection and 2 entry/exits to the shopping centre all within 50m of each other.

40 rooms with up to 80 residents and allowances for only 20 vehicles and several motorbikes and bicycles. A lot of people in a space that was only for a family beforehand will add a lot more vehicles to the street parking that can't cope with the current vehicle load. The developers have stated that they were aiming to get nurses from Westmead Hospital. By the nature of their shift work these tenants will require their vehicles hence parking will become an issue for the street and the shopping centre as it will affect customers to the centre as well. Shift workers and public transport doesn't work.

Traffic congestions

Traffic at peak hour in the morning and afternoon is already beyond what our street can handle, adding 20+ vehicles will add further pressure to this load.

Neighbourhood safety

We will be impacted by changes to the security of our neighbourhood if the board house goes ahead in several ways:

- Safety of our families with no guarantee of the type of residents in the boarding house.
- Safety of students who attend Northmead High School and walk along Campbell St to their homes or buses on Windsor Rd.
- Security issues for Shops in the shopping centre directly opposite boarding house.

Neighbourhood character

Northmead is a family neighbourhood and is marketed that way by local real estate agents as well as in council documents defining areas around the City of Parramatta. A boarding house plunked in the middle will detract from this, devaluing properties and rentals for the medium to long term residents.

Who will want to live 2 doors down from a boarding house with up to 80 residents? The proposed development will devalue our property.

Accessibility issues

There does not seem to be provision for visitor parking or visitor disable parking in the boarding house proposal.

Emergency access

There does not seem to be an adequate provision for emergency services in the boarding house proposal ie 3 levels for ambulance workers to carry a stretcher down staircase is not good.

Cleaning and Damage to property from excavation/building works.

Due to the nature of the land being all sandstone/rock excavation we are concerned about damage to our property. There seems to be no provision for building inspections around the development prior and after building works nor cleaning of external faces of our property due to dust etc.

Streetscape

Streetscape from the front ie Campbell St may be in line with the neighbouring properties even though it DOES NOT follow the style of architecture of neighbouring newer buildings. However the view from the neighbours along the side boundaries is at least almost offensive with mass number of eyes peering into the neighbours privacy. Shadowing for neighbours on both sides will also be a major issue.

Inadequate Waste Management

Waste management calculations appear to be incorrect. Council Plan states 40L per person. 80 people capacity equates to 14 x 240L bins for each of Garbage and Recycling where DA only allows for 7 of each. Also only allows for 2 x 240L green bins which seems inadequate. How is this going to be managed as there is NO ROOM for this many bins kerbside? Owners sited that the units have the same dilemma but the units frontage is a lot wider than the 15 odd metres this development has.

Strain on facilities and infrastructure

Water pressure is already an issue in Campbell Street. We've already been affected with development over the years but an additional load will reduce our water pressure further.

Extra strain on infrastructure ie Water, Power (we have brown outs in summer peak load times), Sewerage, Telecommunications and Drainage as well as changing the natural land conditions.

Extra wear and tear on paths and roadways becomes a council problem and hence an extra burden on rate payers.

Untrustworthy Developer

One of the owners visited us to explain what the DA was but he was very evasive in any questions we had and did not offer any information that he should have been aware of as part of the DA. For example, he confirmed it was 40 rooms so we assumed it was for 40 residents where he should have corrected us with the potential of 2 per room hence up to 80 people. Also saying they were aiming for nurses and students so security won't be a problem. He ,however, said they could not guarantee who the tenants would be and could specify the type of tenant in the DA. He was sending very mixed messages.

Changes we'd like to see to the proposal:

- The proposal should be reduced in scale without being 3 storeys all the way along for our privacy and better blend with the local houses and architecture
- The development not excavate deeply to disturb houses
- More parking to be provided to tenants, visitors, service workers
- Set back from the street similar to other houses close by.
- Oversight from Council of any excavation activity building damage and cleanup.
- a detailed plan on behaviour management to understand how there will be appropriate people in the neighbourhood with no reduction in safety
- a detailed plan of how water services will be managed to not cause us further reduction in water pressure
- a detailed plan on how traffic will be managed including marking out of lanes intersections entry and exits of shopping centre and Murray St as well as parking bays along Campbell St.

A boarding House is totally out of character for our family neighbourhood area hence we absolutely object to this development.

James and Ourania Tsaoucis 9 Campbell Street Northmead. 1610/18
