

Background on Bayswood residents' objection to the application DA20/1349 at 4 Sand Drift Way

Council Affordable Housing Policy adopted late 2017 early 2018 after several Drafts.

In one such Draft Council listed a property it owns in Argyle St Vincentia and in assessing its suitability to be included in proposed sites, the note was made :- Not suitable as not near major employment centre, or Health and Community Facilities!

The original construction was listed on DA tracking as a Complying Development so it showed no attached documentation for the public to view – hence the house was built before residents could see its intended use.

The owner of 4 Sand Drift Way appears to have already completed several Boarding Houses already in Bomaderry, and suburbs of Wollongong- all approved as Complying Developments. In fact some of the documents attached to his application still use references to Shellharbour Council so using Cut and Paste in his modus operandi for his multiple enterprises. Most of the documents supplied to support the application are not evidence – based but merely subjective opinion.

Each single room is advertised for rent for \$225, no support facilities offered or onsite Manager. The one communal living area is quite small as is the alfresco outdoor area. This small communal area is incompatible with 6 probably unrelated individuals. There is no yard, no buffer between the building and the 4 immediate neighbours. It is common in Bayswood for adjoining roof lines to be less than 2 metres apart.

There is a vague suggestion that each room will house a single person but no real assurance or guarantee that this will be monitored or policed. Prospective clients could be “referrals from various sources such as all social media channels, and the local hospitals, Police Stations and any suitable reference for keys workers”- taken from lodged Management plan. We fail to see how this project is in the interest of the vulnerable individuals that it pretends to care for. How far away are their support services? Surely the main objective is to collect a large amount of rental money!

Some Objections:

There is concern regarding the parking of vehicles for 6 residents plus their guests in a narrow street. Currently the building has a double garage and concrete driveway. The proposed additional concreted area that is supposed to provide for additional vehicles will be in front of the building line and will not conform to the strict design guidelines that every other homeowner in Bayswood has had to adhere to!

Because of point above, it can be assumed that this individual or people who see his “success” will continue to construct residences for Boarding Houses as a money making exercise, in all areas of Vincentia and surrounds – with 80 plus vacant blocks still in Bayswood this is a major concern.

The Estate Developer – Castlehaven – through their General Manager, has provided a letter of objection stating that they do NOT support this deviation from predominately family living.

All families, couples and single people currently living in Bayswood agree there is a risk by potential occupants to the low density, safe, secure, family friendly Master Planned community that they have all invested their life savings in. Who has assessed the impacts on the health and well being of residents of Bayswood, or the impacts on the cohesion, function and character of the current community? At present it is common to see young children riding on the safe footpaths and bike tracks, frail older people regularly using the circuits of footpaths for exercise and families with young children making use of the park and playground area.

I have read all 130 plus Objections lodged for this DA and as they are now public documents I have made a 6 page summary of the most cogent and legislature- based points raised by residents. This summary is available if you would like it (names deleted for this purpose).