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**Sent:** 26/09/2021 10:53:33 PM  
**Subject:** DA 2021/0545 Objection Proposal,  
**Attachments:** DA 2021 0545.docx; Lease Contract.pdf;

Dear Mr Mayor & Councillors,  
Please find our objection letter attached re DA 2021/0545

May I have a confirmation that my letter has found it's way to the correct person please.

Thank you

Robert & Robyn Bayless  
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DA 2021/0545  
Robyn & Robert Bayless  
Unit 27 8 Lady Penrhyn Dr  
Beacon Hill NSW 2100

The overall look/feel and current environmental plan of this complex will be highly compromised with the new Building D making it look over built and a concrete jungle. This new DA we feel will have a great negative impact on the environment of the complex.

We strongly oppose the current DA seeking to increase the development from 34 units (32 originally) to 44 units with the proposed addition of Building D on the following grounds:

### **1. ISSUES DURING CONSTRUCTION**

As we live in B1 our concern is during construction are we going to have access to our building/garage 24/7. What measures is Vigor taking to ensure our driveway will be clear during construction?

Not just for our own cars but more importantly for emergency services (fire & ambulance) and delivery trucks. If the current road is to be closed off/narrowed will it still be wide enough for emergency services to be able to get to our Unit in B1 should the need arise.

### **2. NOISE/ DUST**

We are retired finally and should not be woken up early due to the start time of construction works. As we are retired and no longer have to entertain on weekends we do it during the week and with the new construction going on for up to 2 years are we supposed to put our lives on hold due to the noise and dust created by the new construction on weekdays. We will need to live inside only and not go out onto our balconies. Our standard of living will be severely compromised for the duration of the construction.

### **3. PRIVACY**

When A1 was given approval from the council it was aligned with B1 now, with this new DA the plans show A1 jutting further north in front of B1. This is a grave privacy issue as now the balconies of A1 look directly back into B1's balconies. We will also have a shade issue with Building A1 shading our balcony and our outlook will now be a brick building very unpleasant.

Building D has a Unit with a balcony only a few meters from our back balcony and so privacy for our 3<sup>rd</sup> bedroom is extremely compromised.

### **4. PUBLIC/PRIVATE ACCESS**

With the construction of Building D this eliminates the original proposed driveway giving access to A1. The new DA proposes a road in front of B1 in our fire safety

area. This will severally alienate our view of the beautiful bush land, remove gorgeous gum trees and other landscaping we currently have. The noise level and pollution from the cars will compromise our quiet living style. Any lights installed will cause us sleep deprivation and eliminate star gazing opportunities.

With the construction of Building D this eliminates all visitor parking for A1, B1, C1 & C2 plus the nearly proposed Building D. It's not just visitors that need parking where are the health professionals/care givers to be able to park as we grow older and need their services. Where is the provision on the plans in the new DA for visitor/health professionals parking for all those buildings?

Access to the Community center from A1 & Building D. Other than all walking through B1, then into A2 there is no provisions for outside stairways/ramps etc. This will mean up to an additional 20 people walking through B1 & A2, noise level, security, cleanliness are all critical issues that have not been addressed.

We have read your Design & Sustainability Advisory Panel Report and agree with everything it reports. I wonder how this DA is still viable after reading that report.

Overall we completely oppose this new DA on all of the above reasons and truly believe the council needs to deny the proposed build.

Regards  
Robyn & Robert Bayless

payable by you on termination based on the resale price of the Premises

\* Other fees and charges may apply. For further details ask the operator or refer to the draft village contract.

**Note:** If for any of the above the answer is not applicable, write NA in the box provided.

Average resident comparison figure:

\$8,162.14

**Note.** The average resident comparison figure is indicative only and is based on assumptions that may differ from your individual circumstances. You can use this figure to more easily compare the costs of different village contracts, but it should not be relied on in place of the terms of your contract. This figure may not reflect the actual costs payable by the resident. For further information contact NSW Fair Trading by visiting [www.fairtrading.nsw.gov.au](http://www.fairtrading.nsw.gov.au) or calling 13 32 20.

### 1. VILLAGE CONTRACTS

To become a resident you will need to enter into: (tick those applicable)

- ☒ a village contract  
☐ a contract for sale of the premises  
☒ other: (specify, including the name of the contract and its purpose)

Loan Agreement and Facilities Agreement

**Note:** An operator cannot by law enter into a village contract with you earlier than 14 days after you or your representative have been given a copy of the contract. You should use this time to read the contract carefully and seek independent advice, if needed.

### 2. DOCUMENTS YOU MUST PROVIDE

Will you have to provide any documents or reports before or at the time of signing a village contract? ☐ Yes ☒ No

*If yes, give details of what documents are required and who will have access to them:*

### 3. VILLAGE DEVELOPMENT

Is the village fully or partially completed, or still to be built? Partially constructed

*If the village is only partially completed or still to be built give particulars of all proposed stages, including the estimated date of completion, the number of premises and whether development consent has been obtained:*

Stage 2 is constructed, with occupation certificates issued.

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