
Sent: 8/12/2020 2:38:21 PM
Subject: Online Submission

08/12/2020

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RE: DA2020/1466 - 50 Starkey Street FORESTVILLE NSW 2087

My wife and I are the residents most affected by this application as our property 48 Starkey St shares the longest boundary with 50 Starkey St.

We made no complaint when the property first started being used as a Sunnyfield Group Home, despite receiving no prior notification. Clearly it now seems that at the time a DA should have been submitted and we notified of such. Nevertheless, we have had few problems with our neighbours and would have been quite happy for the situation to remain unchanged. However this DA has made our objection unavoidable.

We feel it is very unfair for Sunnyfield, with owner permission, to make this application many years after moving in and clearly either Sunnyfield or the landowners are at fault for not fulfilling the correct requirements at the time. We do not want to disadvantage the existing residents however we are also not inclined to just let things pass simply because the property is already in use as a group home, albeit without council permission.

Our objection comes because of the wording given under NSW SEPP 9 - Group Homes which states -

2. Definitions

(1) Permanent Group Home means a dwelling:

(a) used to provide a household environment for disabled persons or socially disadvantaged persons, whether those persons are related or not

(2) In this policy -

(b) a reference to socially disadvantaged persons includes a reference to:

- (i) persons disadvantaged for reasons of alcohol or other drug dependence, extreme poverty, psychological disorder, delinquency or other disadvantage, and
- (ii) persons who, for reasons of domestic violence or upheaval, require protection.

This means that, at a later date and without further approvals, the house could become the permanent home of socially disadvantaged residents with alcohol or drug problems, mental or criminal problems, or persons who facing the threat of having visits from people intending violence upon them. Surely this must be considered inappropriate for an area noted for being a quiet, low density suburb full of families with children.

This DA seems to be a backdoor way for the owners to gain the ability to maximise their options should Sunnyfield decide to either terminate or fail to renew its lease, or should the owners decide to sell the property.

Group homes of this type should be located on Warringah Rd or possibly Pittwater Rd where immediate access to public transport is available, noise is less of an issue and where medium to high density accommodation already exists.

Whilst the existing residents have not created too much of a problem, the potential noise and parking problems of future residents and possible subsequent devaluing of property must be considered but more than this, the potential prospect of having neighbours who could easily pose a security or safety threat to my family and others cannot be minimised.

If this application is approved then council would have no avenues left should the current or future landowner decide to expand the use of the property to house permanently some of these risky tenants and we would therefore ask that the application be denied.