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Sent: 27/07/2022 10:34:36 AM
To: DA Submission Mailbox
Subject: Online Submission

27/07/2022

MRS Rachel Butterly
43 Cotentin RD
Belrose NSW 2085

RE: Mod2021/0996 - 14 Wyatt Avenue BELROSE NSW 2085

This development continues to be a significant over development of the site. We continue to strongly object to this development.

The manner in which the proponent submitted separate applications for this development at 14 Wyatt and DA2021/1039 (16 Wyatt) and the incremental changes now being requested is dishonest, deceitful and misleading.

It is inappropriate and the intensification of land use goes well beyond an acceptable level and is completely out of character with the local area. For the reasons that have been repeatedly outlined by the community and Council , this proposal continues to show explicit disregard for the impact it will have on neighbours, the local community and the broader community who live in and use amenities in the immediate area. The cumulative impacts of development on Wyatt Ave are clearly not being considered.

The application states that it is located within a mixed use precinct which is outrageously misleading. The suburb is made up of single detached dwellings and education facilities to support those households, which makes the proposed development completely out of character with the existing suburb.

It is clear from the number of applications and modifications submitted to Council that the location is not suitable for a development of this size. Other residents are correct that the developers are relying on 'objection fatigue and apathy' in order for authorities to grant approval. This should not be tolerated especially when this development proposal will in no way address affordable housing. It is a development that will see essential workers exploited and further disadvantaged by property developers and large landholders who stand to make significant sums of money.

We recognise that the development at 14 Wyatt, as wildly inappropriate as it is, has been approved. This is a deeply concerning and a disappointing outcome. This approval should be overturned in the context of the additional, and significantly larger, development that is being proposed on 16 Wyatt Ave. Noting that these are not separate developments and that in reality they are being combined to form one extremely large development. This is quite clearly a deliberate and dishonest strategy for the DA process.

Developers, who are financially benefiting while negatively impacting and disadvantaging the community should be required to provide upgrades to community infrastructure such as the

children's playground at Wyatt Ave Reserve. Once again, it will be the younger generations who will have to suffer the consequences, disadvantages and resolve the issues caused by inappropriate development.

This development continues to be inappropriate, out of character and damaging to the community/local area on multiple levels, it should be rejected.