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Subject: Online Submission

18/08/2021

MRS Stephanie McLafferty
- 9 WYATT AVE
BELROSE NSW 2085
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RE: DA2021/1039 - 14 Wyatt Avenue BELROSE NSW 2085

We are against the proposed high density building as outlined in DA2021/1030

There are many valid reasons that this development should not go ahead;

- The Frenchs Forest Town Centre negates the need for this type of high density private venture development in this location. Any argument that this development is for the benefit and greater good of the community is negated by this town plan and only benefits the current land owner.
- The location of this proposal is baffling when traffic and thoroughfare are taken into consideration. Wyatt Avenue is a no through road, already accommodating a large primary school, playing fields with attached tennis courts and a soon to come Junior Bike Skills Area on the land adjacent to the school. When this almost constant movement of families, and most importantly children, with or without supervision, along this busy suburban street is looked at, then safety must take priority when adding to the congestion that currently prevails at certain times.
- The fact that this is a high risk Bushfire Zone in itself is to be considered to be too much of a risk for a development of this scale backing right onto the bushland zoned as such.
- Wyatt Avenue, where I reside, is predominantly low density owner occupied housing. This contrasting proposed development will only benefit the financial status of the applicant, and not the community who are in objection to this over development.
- This proposed building, with so many residents in close proximity to one another, is surely a health risk that will need to be taken into consideration for construction of these buildings, or any building on this scale, in relation to ventilation and air-conditioning which has been proven to be a conduit in the spreading of airborne spread disease.
- It is interesting to note that REV2018/0035 for a boarding house at 14 Wyatt Avenue, initially refused by council, and DA2021/1039, this application for 16 Wyatt Avenue, have the same property owners. This would further argue if the application is out of community benefit or personal benefit at the detriment to the community.

This private venture application, for the above mentioned reasons, should not be approved.

S & P McLafferty