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Subject: Online Submission

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MR Simon Waight
- 38 Barnes RD
Frenchs Forest NSW 2086
simon.waight@gmail.com

RE: Mod2021/0016 - 1113 / 752038 Oxford Falls Road FRENCHS FOREST NSW 2086

On behalf of the Waight family, and as per our submissions for all prior DAs for this site, I wish to clearly state our total opposition to this proposal and this modification of it.

We find the proposed modification an attempt to avoid re-certification for the development and within the documents submitted there are number of items that demonstrate the incomplete detail attached to this modification and thus the risk in approving it.

The following demonstrates changes that should be substantial or inconsistent enough to trigger a complete re-assessment:

Section 4.56 Modification Application

- Increase in height of 4 buildings.
- Inconsistent detail around height increases for Buildings 4-5 - 210mm (page 7), 410mm (page 9). This raises our concern over accuracy and effort put into planning for this proposal.
- Removal of staff facilities (Building 10). This is likely to result in additional road traffic as staff are unable to remain onsite.
- Realignment of roads and turning circle.
- Addition of solar panels on the roof of all buildings. Not great for the visual amenity of all nearby residents who will now have views on these.
- Two breezeways are widened because, as included in the original DA, they did not comply with Australia Standards (Page 7 - RL 98 and Page 8 - RL 101). How can this proposal have previously been approved with non-compliant aspects?

BASIX Certificate

We note the development barely meets the BASIX certification requirements with 42 for water (40 min) and 45 for energy (45 min). Given the solar panels are new in this modification we can only assume that without them the proposal would fail to gain certification.

BCA Statement

On page 3 under "Safe movement & Access" we note that paragraph 4 states that "Where public corridors or external walkways form residential egress routes and discharge into parts of the building of another BCA classification, further investigation is warranted concerning the adequacy of the 'bounding construction'."

How can this modification be approved if a key fire safety feature requires "further investigation", especially given the shrinking of the bushfire Asset Protection Zones to the North (-35 metres) and North-east (-32 metres)?

As with our previous submission in 2019, we believe nothing has materially changed to make this proposal any more suited to the location. The site has poor accessibility on foot; is distant from public transport; is in a valley and sits at the end of a steep road that is not designed for the volume of heavy traffic that will be required to service the proposed development during and after construction.

We have grave concerns about the safety of ours and others' children should this development go ahead as it appears Barnes Road is the primary route for all heavy traffic to and from the site - something that it is not suited to. As to the safety of residents at the site - as recently as 2017 we had bush fires in the local area and we can't believe we'd approve aged care facilities in area prone to fire and in a location that would make it hard to quickly evacuate less mobile residents.

As a final point, it is clear this is a wedge proposal - it has been continually up-sized on each of the six prior submissions dating back to 2013. If this modification is approved, there is a clear risk that the entire valley will be opened to "resort" scale development as previously proposed. We ask that the modification be fully reviewed and if required the proponent required to submit a new DA.