
Sent: 8/08/2021 2:51:26 PM

Subject: Objection to proposed development DA2021/1039 Lot 2566 DP 752038 16
Wyatt Ave Belrose

Attachments: boarding house letter.docx;

Please find attached our letter of objection to this proposal.

please do not hesitate to contact me if you have any questions.

Peter and Vanessa Thomas
31 Cotentin Road
Belrose

8 August 2021

OBJECTION TO PROPOSED DEVELOPMENT

DA2021/1039 – Lot 2566 DP752038

16 WYATT AVENUE BELROSE

CONSTRUCTION OF A 62 ROOM BOARDING HOUSE

I wish to object in the strongest terms to the approval of this boarding house.

Belrose is a low density, majority owner occupied residential neighborhood ringed by rural properties providing families and retired people a tranquil lifestyle away from high density living and commercial developments.

Wyatt Ave already is a very busy street with John Colet School, Wyatt Reserve, a proposed council sporting facility and an already approved 24 unit boarding house with only 12 onsite car spaces.

With the regular bus routes, school pick up and delivery, weekend sporting events often traffic is heavy and potentially dangerous. This development will only add to this only. The proposed 32 car spaces with another potential 32 cars to park on Wyatt Ave or Cotentin Road (making a total of an extra 44 potential tenant cars parking on Wyatt Avenue/Cotentin Road when combined with the development at 14 Wyatt Ave).

The traffic plan does not look at the intersection Wyatt Ave and Cotentin Road which is hazardous now, it will become dangerous with the added strain of these additional cars and parking.

At present in the morning and afternoon school drop off and pickup, cars are backed up bumper to bumper down the western end of Wyatt Ave with residents already complaining to the school, council and police about drivers parking illegally in their driveways.

Having more cars parked on both sides of Wyatt Ave will turn this area into a carpark making the traffic problems worse and also potentially denying Ausgrid easy and quick access to their key infrastructure at the western end of Wyatt Ave.

The bush fire risks are also not addressed, the proposed building borders on a national park, the potential of a bush fire sweeping up the steep north west slope is enormous. With this comes the new stormwater runoff from clearing of the natural area for this building, the runoff will disrupt the natural bush and wildlife, we need to all we can to preserve the nature and beauty of our area.

The council and state government has recently released the Frenchs Forest Town Centre development which provides 2,000 new homes for new residents including accommodation/homes for key workers with close access to shops, work and transport.

So there is no need for this "essential services boarding house" as the Frenchs Forest Town Centre development already caters for the proposed tenants of this boarding house.

There is no need for this development with this proposed plan and the unwanted issues it creates.

Belrose does not want this development to be approved.

Peter and Vanessa Thomas

31 Cotentin Road

Belrose NSW 2085