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RE: DA2021/1039 - 14 Wyatt Avenue BELROSE NSW 2085

I strongly object to this development and am very disappointed that the council is even considering this proposal. It is not suitable for the site for many reasons, some of which I have listed:

- It is too large for this site with little to no infrastructure to support so many more residents.
- 51 one of 64 trees to be removed
- Disruptive to the riparian zone and wildlife corridor
- Traffic issues. 12 parking spaces for up to 48 lodger. Where will the overflow of vehicles and visitors park?
- Fire risk. The development will be difficult to evacuate during a bush fire; due to its siting in the landscape, fire history, size and scale; all properties surrounding the property are deemed high fire prone area. The development is within an area of high bush fire risk where it will cause evacuation issues for both existing local residents and new occupants of a proposed Boarding House.
- Completely out of character for the area
- 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.
- Wyatt Avenue, and surrounding areas are 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 this development.
- 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.