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To: DA Submission Mailbox
Subject: Online Submission

18/07/2022

MR Steven Lakic
39 Cotentin RD
Belrose NSW 2085

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

To whom it may concern,

As resident of this street for the past 11 yrs we unequivocally oppose this application in the strongest terms possible. As it has been made clear in the numerous submissions this application is clearly a high-density development inconsistent with local character and visual amenity and indeed goes against the desired character statement in the Warringah LEP 2000 for Belrose North which states;

"The present character of the Belrose North locality will remain unchanged except in circumstances specifically addressed as follows. The natural landscape including landforms and vegetation will be protected and, where possible, enhanced. Buildings will be grouped in areas that will result in the minimum amount of disturbance of vegetation and landforms and buildings which are designed to blend with the colours and textures of the natural landscape will be strongly encouraged. Development will be limited to new detached style housing conforming with the housing density standards set out below and low intensity, low impact uses."

With the request for individual kitchens/cooktops in each unit this is a clear approval-by-stealth tactic to circumvent the planning controls that limit the density of 'dwellings' in the locality and that the probability of this same tactic being applied to DA2021/1039 is high (see DA2018/0401). This is made obvious by considering that the submitted DA plans do not include cooking facilities in individual rooms despite the fact that the plans submitted as part of the BASIX certificate strangely reference the provision of cooktops, fridges and ovens in every room, which is clearly inconsistent with the proposal. This is a transparent attempt at circumventing the process and should be a red flag for Council.

The massive increase in residents cannot be overstated, I've seen increase calculated 600 times the population growth average in this area condensed into less than a 0.009km2 area on a single, small cul-de-sac street. Are we genuinely considering this to be a reasonable application?

Serious concerns have been raised about public safety, noise pollution and disturbance with the proposed numbers of residents, no onsite 24x7 manager, no noise barriers and outdoor communal areas available to 10pm on weekdays and midnight on weekends are completely out-of-character for the quiet nature of Wyatt Ave and surrounding streets.

Not to mention parking and traffic concerns along the street. Children from the local schools, cyclists, young families walking would be severely disrupted with increased traffic and blocking for narrow street not to mention impact on local residents manoeuvring in and out of their residences. I invite Council to come to site during morning and afternoon peak periods as well as weekend when sports and leisure are in full swing.

It is obvious to see that from the numerous submitted development applications and modifications over the years for these sites the developers are banking on the community's objection fatigue and apathy to kick in and gain approval for the submissions eventually.

At what point does the council accept the fact that every new DA and modification is not being submitted in good faith and merely another attempt to break the resolve of the local community? Enough is enough.

Granting approval is a recipe for disaster for the community.

Please do not approve this application.