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**Sent:** 11/08/2021 1:31:23 PM

**Subject:** Re submission Reference :DA2021/1039 - 14/16 Wyatt Ave Belrose NSW 2085

Dear Sir/Madam,

**I strongly oppose the proposal to build a 62 room boarding house at 14/16 Wyatt Ave, Belrose.**

(I am emailing this submission as I have only just become aware of this latest DA after on-line submissions have closed.)

The main reasons I oppose this application is due to traffic safety concerns, bushfire danger and that high-density housing is not in keeping with the character of the area.

The new Frenchs Forest town centre development will deliver 2000 new homes up to 250 affordable dwellings, public open spaces, and easier walking and cycling connections. These plans are consistent with good urban planning policy where higher density housing developments are sensibly concentrated within a precinct with close access to shops, employment, facilities and transport hubs. This town precinct development precludes any need, or community interest, in providing this type of high-density living in Belrose where none of these services or amenities are available within close proximity.

Building high density studio apartments at 16 Wyatt Avenue is inconsistent with the area's R2: Low Density Residential zoning. In addition, Wyatt Avenue is not suitable for an increase in dwellings of this size, there are currently no footpaths and the increase in traffic from an additional 62 residences will be problematic. Traffic at the John Colet school next door to the proposed development already causes issues with congestion and hazardous driving.

The proposed high-density development at 16 Wyatt Ave, Belrose is inconsistent with the existing low density residential community and will not enhance the character or the amenity of the area.

Previous submissions for this development have been broadly objected to by the community.

Greg Elder  
Charleroi Rd  
Belrose