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**Sent:** 26/08/2021 8:40:27 AM

**Subject:** FW: DA2021/1039 - Lot 2566 DP 752038 - 16 Wyatt Ave BELROSE

We make a submission to **strongly object** to the proposed development at 16 Wyatt Ave, Belrose DA 2021/1039. The proposed development is a significant over development of the site. It is inappropriate and the intensification of land use goes well beyond an acceptable level. This proposal shows explicit disregard for neighbours, the local community and the broader community who live in and use amenities in the immediate area.

The cumulative impacts of development on Wyatt Ave and other existing facilities need to be considered. Development and facilities that should be considered include:

1. Approved boarding house, Lot 14 Wyatt Ave
2. Approved Childcare Centre
3. Children's mountain bike track
4. Tennis Centre
5. John Collet School

The proposed development will have a number of significant impacts that directly impact us, our community and our home:

1. Traffic movements on the local road network will increase significantly posing road safety concerns for adults and children who live in the area, attend educational facilities and access recreational activities in the area (tennis, Wyatt Ave Reserve, children's mountain bike park, access to national park trails).
2. Parking will become a major issue. It is unrealistic to expect that residents will not own vehicles in order to get to/from work and to access local amenities. Given the inadequate level of parking being proposed as part of the development there will be significant overspill onto the surrounding road network. Wyatt Ave Reserve is used intensively throughout the year for sport. Parking on Wyatt and Cotentin Road multiple times week can be an issue. This development will intensify these issues resulting in lack of parking for facility users and unsafe road user behaviour.
3. The noise impact will be significant with an exponential increase in both traffic noise and by a significant number of residents accessing and living on the site.
4. The proposed structures will overlook our house and garden.
5. The increased level of foot traffic will result in our house being overlooked by passers-by.
6. The proposed development is in a bush fire prone area. The evacuation of a significant number of additional residents (potentially an additional 170 persons) would be difficult and dangerous.
7. Loss of natural habitat for flora and fauna. This level of environmental damage is excessive in a bushland area adjacent to a national park.

- The reality that we will be living with Covid-19 in our community moving forward makes this development even more inappropriate. 39 rooms with 1 common area/kitchen with 122 residents

across the development (not including the already approved boarding house on Lot 14), that's a potential 122 residents using 2 kitchens. That these developments are purportedly for the essential workers we want to protect (who work in our front line response and in areas of high risk like hospital and aged care) is laughable.

- We support development within the community and the provision of affordable housing for essential workers but this development assumes that essential workers have neither partners nor families. Development should not only be appropriate to the local area but actually be fit for purpose so that young, essential workers can live in a safe and healthy environment which supports good mental health (more in line with townhouses, like the development on Ralston Ave). Rather than being exploited and further disadvantaged by property developers and large land holders who will stand to make significant sums of money.

In short this development proposal in its current form is inappropriate and damaging to the community/local area on multiple levels, it should be rejected.