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04/02/2022

MR Jon OLoughlin
14 Lyndale PL
Belrose NSW 2085

RE: Mod2021/0996 - 14 Wyatt Avenue BELROSE NSW 2085

I am writing to object to the planning application for a boarding house at 14 Wyatt Ave, Belrose for the following reasons:

- The boarding house, which the plans show are permitted to accommodate up to 50 people each night, is totally out of keeping with the very quiet, residential area around the proposed development. It would set an unwelcome precedent that high density housing can be built in existing low density designated zones.
- The development is also very close to two schools and there are no plans or commitments by the applicants to ensure the residents of the boarding house have been properly vetted for being so close to young children during the day.
- While the application meets the parking requirements laid-out by Council for the number of rooms, it is evident that with up to 50 people being permitted to stay at the boarding house each night, there will be additional cars requiring parking. The road outside the boarding house is not suitable for street parking (the road slightly narrows past the junction with Cotentin St and the nature strip is highly vulnerable to people parking on the strip) however it is inevitable people will park there. This presents a risk for emergency service access to other properties along Wyatt Ave and for the RFS to access the national park.
- 25 rooms will generate significant additional amounts of rubbish, which will either accumulate waiting for the weekly collection, thereby presenting an environmental and pest risk. Or the property will require additional waste collections, which will disturb local residents and spoil their enjoyment of the quiet surroundings they moved to.
- While the traffic survey takes into account average traffic movements, the application does not address the significant additional traffic that occurs in Wyatt Ave and Cotentin Rd during school drop-off and pick-up time. The additional risk that this property would generate more, unnecessary traffic during school zone periods has not been addressed. In addition, if additional cars from the proposed development are parked on Cotentin Rd, as there are no time limits on parking, this will reduce the parking for parents parking for the schools and for anyone using the facilities on Wyatt Reserve. This will increase the risk that people will street park and children will be forced to cross the roads to access the facilities. This is an accident that could be prevented by denying approval for this development.
- Lastly, while the plans provide accommodation for a caretaker, the plans also state that a caretaker will not be present 24/7. With up to 50 people on-site any any given time, expecting them all to live by the house rules without an on-site caretaker to help manage any unwelcome behaviour is naive. The provision of a phone number to contact the property manager when the caretaker is not present will not quickly resolve issues arising and will significantly impact the quiet environment nearby residents are entitled to.