
Sent: 3/02/2022 9:13:17 PM
Subject: DA2021/1039 16 Wyatt Ave, Belrose.

Dear Sir/Madam,

I strongly oppose the proposal to build a 55 room boarding house at 14/16 Wyatt Ave, Belrose.

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, curb and gutters and the roadway it's self is in poor condition. The increase in traffic from an additional 55 residences will be problematic. Traffic at the John Colet school next door to the proposed development already causes issues with congestion and hazardous driving.

I believe this development is not providing a real solution to Affordable Accommodations. The pitch to the resident from the developer is that it would be providing affordable accommodations to professional people and shift workers, (police, nurses, etc), but looking at the building design this doesn't provide enough privacy and separation from the other residents within the complex. Which makes me think this is more a FLOP house than a Boarding House. In the not so distant future, with more people being able to afford Electric cars. There will be no charging points for the extra cars park out on the street. Not enough off street parking provided. Poor town planning.

Residents over many years, including the current owner of 16 Wyatt Ave, bought into this area with the expectation of the enjoyment of the low-density character and nature of the Belrose residential suburb. Those that remain in the area would like to preserve and enjoy this.

If this proposal is approved there will be a 55 room boarding house, a 25 room boarding house and a child-care centre, along with 3 remaining houses on large blocks. Continued approval of businesses and higher density housing changes the nature of the area. Approval of developments of this nature, which change the character of the area, make it more likely that owners of neighbouring properties will move or propose further similar developments. I thought that the character and nature guidelines were meant to protect the community from developments of this nature (and any potential domino effect).

Traffic or parking issues in the area would be further exacerbated if any or all of the remaining 3 houses on very large lots decided that they too wished to 'provide affordable housing for essential service workers'. It would further cement the change in nature and character of the area.

Understandably each DA argues its individual case. However, residents have valuable experience of living in an area, and do not see things in such a compartmentalised way. They are the ones that have to continue to live with the impact of decisions by the Council and the Land & Environment Court. As well as considering the details of each DA they should also be considered within the context of their local area. For these reasons I oppose this proposal.

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.

Thanks for the opportunity to lodge this submission.

Kind Regards

Greg Elder
Charleroi Road,
Belrose.