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**Sent:** 26/07/2022 11:26:19 AM

**Subject:** Amended Plans - DA 2021/1039 Lot 2566 DP 752038 16 Wyatt Ave Belrose  
NSW 2085

**Attachments:** Submis Boarding House 16 Wyatt Ave. Amended.docx;

Adam Susko  
Principal Planner

Please find attached submission to object to:  
Proposed demolition works and the construction of a boarding house development  
DA 2021/1039  
Lot 2566 DP 752038  
16 Wyatt Ave  
Belrose NSW 2085

Amended Plans

Barry & Beverley Yeomans  
15 Wyatt Ave  
Belrose NSW 2085

The General Manager  
Northern Beaches Council  
Civic Centre 725 Pittwater Road  
Dee Why NSW 2099  
26 July 2022

Attention: Adam Susko  
Principal Planner

Amended Plans  
DA 2021/1039

Lot 2566 DP 752038 16 Wyatt Avenue Belrose

Description: Demolition works and the construction of a Boarding House development.

Amended Plans

Dear Sir,

We make a submission to object to the demolition of current house and the construction of a Boarding House at Lot 2566 DP 752038 16 Wyatt Ave Belrose 2085

We live opposite the site of the proposed second Boarding House and we will be directly impacted by this massive proposed development.

The application states “The site is located within a mixed-use precinct characterised by a mix of detached dwellings, townhouses, a boarding house, educational facilities and landscape supply/ nurseries.”

Wyatt Ave does not link to Linden Avenue and the other streets where the ‘Mixed – Uses’ exist. Wyatt Ave is a low density residential street with one school and one sports field. To maintain the character of this street any future developments should be consistent with the existing low density residential dwellings on both sides of Wyatt Ave.

The 55 unit Boarding House with a possibility of up to 100 people will be a massive impact on the local residents.

The external noise will impact on local residents. With so many tenants living in such small spaces they will have to overflow to the outside areas. This will create much noise every day and night.

**The traffic impact on the local residents will be huge.**

The proposal only provides 35 car parking spaces on site for 110 lodgers. This means that there will be many vehicles parked on the street for lodgers, visitors and service trades. This will cause a major impact on the existing residents in Wyatt Ave.

The onsite parking has been provided in accordance with the SEPP for Affordable Rental Housing. This SEPP does not apply to this lot therefore there are insufficient onsite parking spaces. Thus many vehicles will park on street with associated impacts on existing residents.

This proposal provides accommodation similar to single unit apartments where the Planning controls in WLEP2000 require 1 car parking space for each unit and visitor parking. Therefore the number of car parking spaces should be at least 66 spaces.

This end of Wyatt Ave is very short, narrow and the traffic from John Colet School has already had a major impact on our small street.

Traffic in Wyatt Avenue is at gridlock with cars buses and pedestrians all fighting for space especially during morning and afternoon school times.

We can't even get out of our own driveway when needed.. This causes a safety issue as elderly residents we have appointments and emergencies during these times of the day.

The staff from John Colet School use the parking spaces for Wyatt Reserve all day every day. It seems the rate payers and local residents get a very bad deal as they can't park or use the oval or Children's Playground they pay for.

The danger and safety to young children is at a huge risk and of paramount concern.

The proposed Boarding House is in a bush fire prone area. The area is high risk for bush fires. The difficulties in evacuating residents, school students and Boarding House tenants would be immense. It is totally unacceptable to risk lives this way.

As residents of 50 years who live directly opposite this development we do know what impact bush fires have. They move so very very quickly especially up the steep north west slope towards this proposal. It is us and our family this will affect in a huge and terrifying way.

The proposal with so many people on one lot will create considerable noise with general living and vehicle movements on this steep site.

The proposal will have extensive outdoor lighting that will spill over to the residents on the opposite side of the street. Further vehicles leaving at night will direct the headlights into the resident's homes. Lighting will also impact on the native fauna.

**Finally we would like to be counted as two who whole-heartedly object to the proposed development.**

**The site and street are just not suitable for this proposed out of character development.**

**The whole ambience of our residential area will be destroyed forever.**

We look forward to hearing from you in relation to our concerns.

Barry & Beverley Yeomans

15 Wyatt Ave Belrose NSW 2085

