
From: Kurt Heinrich
Sent: 17/01/2022 11:49:22 AM
To: Council Northernbeaches Mailbox
Subject: Submission on DA2021/1039

Good Morning

I refer your attention the above DA

I note recently approval was granted for 25 boarding rooms, including a manager's room. Off-street car parking was approved for 13 vehicles, eight (8) motorcycles and bicycle storage at the adjacent premises 14 Wyatt Ave. I also note that approval was given for a child care centre, intended to provide long day care for up to 60 children between 7.00am and 6.30pm, Monday to Friday. Offstreet car parking was approved for 16 vehicles, this is in a nearby property.

There is now an application in for an additional 55 boarding rooms, including a manager's room. Off-street parking is proposed for 35 vehicles, 13 motorcycles, and 55 bicycles in the property that is the subject of the DA (16 Wyatt Ave)

There are also plans to develop part of the bushland in the nearby area with an exit of that development onto Wyatt ave. From memory this was 50 – 100 houses.

The side of Wyatt Ave in question has traditionally been low density residential with the area in question consisting of approximately 6 houses covering some 200 – 300m of street frontage and a similar amount on the other side along with the Transgrid property.

If all these developments proceed the population of the area in question will grow from approximately 20 – 30 people to 160 in the boarding house (assuming dual occupancy) plus 60 children and 15 carers assuming standard 4:1 ratio of carer to child. This is approx. 230 people in total or an increase of 1000%

There are already traffic challenges with the school and park/soccer fields for weekend sport, with the additional traffic overflow filling up any available space on Wyatt Ave we will end with street parking congestion similar to Dee Why/Manly/etc where the long term residents are unable to access their own properties and the environment is substantially impacted.

I understand that the DA pays lip service to being low impact and the people making the decisions on this are not affected substantially by the decision however the school and associated park have a large number of users who will be negatively affected. Claims that appropriate shopping, dining and other amenities are within practical public transport or bike type access are somewhat ludicrous, anyone living there would likely require a car which will impact congestion, it's also likely for school pickup small children will be required to cross busy roads to get to their parents vehicles as they will be unable to park near the school, this is a safety issue.

The current owner of the land who is also the developer has clearly enjoyed this low density living for a number of years and as they have chosen to move on have decided this 1000% increase in population is OK, perhaps if they were still in the premises they may have a different view?

Belrose is a low density single dwelling suburb, that is the basis of its appeal, it's to far from decent transport links to consider them a practical option and it should be managed and developed as such.

I request Council reject this submission

Regards

Kurt

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