
Sent: 4/02/2022 1:08:37 PM
Subject: Lot 2597 DP 752038 14 Wyatt Ave Belrose.
Attachments: Submis 14 Wyatt Boarding House-Feb 2022.docx;

Adam Mitchell
Principal Planner

Please find attached submission to object to: Mod 2021/0996
Lot 2597 DP 752038
14 Wyatt Ave Belrose NSW 2085
Thank you
Barry & Beverley Yeomans
15 Wyatt Avenue
Belrose NSW 2085

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

Attention: Adam Mitchell
Planner

Mod 2021/0996

Lot 2597 DP 752083 14 Wyatt Avenue Belrose

Description: Modification of Development Consent DA 2018/0401 granted for
The erection of a part two and part three storey Boarding House.

Dear Sir,

We make a submission to object to the modification
of Development Consent DA2018/0401

We live opposite the site of the Land & Environment Court approved Boarding House.

This Boarding House was approved without cooking facilities.

We will be directly impacted by this proposed development.

The Modification is to put cooking facilities in each room.

Putting cooking facilities in each room makes each unit a separate dwelling.

Rooms with cooking facilities are considered as separate dwellings.

25 Dwellings well in excess of Housing development control for the locality.

The approval of both this proposal and modification will threaten the safety of everyone and the existing amenity of the area.

It is well in excess of housing density. Wyatt Avenue is a quiet residential area.

It is a narrow no through road.

Therefore the court did not approve the development with cooking facilities in each room.

Land & Environment Court approved the Development without cooking facilities.

An attached letter to the plans shows a need for a Traffic Light System to control traffic in and out of the basement car park.

This confirms a massive over development of the site.

The traffic from this excessive development will only cause traffic gridlock in our narrow no through road as only one car can pass with cars parked each side of Wyatt Ave.

With John Colet School causing major traffic problems every school day this will only lead to major concerns and safety for many many toddlers students and pedestrians every day.

Staff from this school use the car spaces for Wyatt Reserve every day.

The tenants from the Boarding House will have to share these spaces for cars creating a major hazard and danger for all the young school children. Simply there is no room for the amount of traffic and cars this development will create. The danger and safety to young children is at a huge risk and of paramount concern.

With over an increase of up to hundreds of extra people using Wyatt Ave every day this is a major accident waiting to happen.

Add to all this a Child Care Centre which has also been approved for directly opposite Cotentin Road.

The whole amenity of our residential area will be lost forever.

It is genuinely a real worry to be living here with so much traffic cars buses all fighting for road space and parking. Lives will be in danger at all times.

The thought of parents with prams & young toddlers trying to cross a road to get to both a school and child care centre is ridiculous.

Finally we would like to be counted as two who whole-heartedly object to the proposed modification of this Land & Environment approved development.

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

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

Barry & Beverley Yeomans

15 Wyatt Ave

Belrose NSW 2085

