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**Sent:** 24/08/2021 1:16:49 PM  
**Subject:** Objection to DA2021/1039 - 16 Wyatt Avenue, Belrose

Dear Mr Mitchell,

**RE: DA2021/1039**

Please accept this letter of objection in relation to the two boarding houses to be located at 16 Wyatt Avenue, Belrose.

Whilst we support the idea of providing affordable housing on the Northern Beaches, we just query whether this location is the right place for it.

The location of the proposed development is within close proximity to two local schools. Drop off and pick-up times for schools naturally produce an elevated level of traffic for the area in the mornings and afternoons. The boarding houses have the potential of adding in excess of 100 people to a site that currently houses only a single dwelling, which in turn, could contribute to the increase in traffic on the local streets significantly.

Aside from the traffic concerns, there is also the issue of not enough onsite parking being provided. The plans show parking for less than half of the number of rooms. If each room has the ability to house two people, and both have vehicles, the onsite parking available reduces even further. John Colet School need to provide onsite parking for staff to avoid local streets and playing fields/tennis club parking becoming congested. Any proposed development of the scale of the boarding houses being discussed should also provide enough onsite parking to avoid excessive use of local public parking spots.

Kind Regards

Julian Wilcock  
Headmaster



Toni Cleaves|Manager – Buildings, Grounds & Facilities

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