
From: Jon O'Loughlin
Sent: 28/07/2022 10:47:00 AM
To: Council Northernbeaches Mailbox
Subject: DA Application: Mod2021/0996 14 Wyatt Avenue, Belrose
Attachments: Screen Shot 2022-07-28 at 10.10.50 am.png;

To whom it may concern,

I am writing to object to the above Development Application on the following grounds:

- The extension of the development to a significantly larger scale is completely out of character with the local area, which is quiet residential.
- While the amount of on-site parking may meet Council specifications (although I still do not believe 11 parking spaces for a 25 unit dwelling is sufficient, especially given the location of the development and the need for residents to use private transport to access local facilities), nothing in the application considers the likelihood that demand for parking is highly likely to exceed supply. The location of the development means a higher proportion of residents would need cars to get around. This translates to more cars parked on Wyatt Avenue. Given the location of #14 is past the junction with Cotentin Rd, it is essentially in a cul-de-sac that is too narrow for cars to pass in each direction without giving way. The photo attached shows that the road is not compatible with street parking (even the Traffic and Parking Report in the original submission states this) and there will be a risk that residents will park their cars on the nature strip, both blocking pedestrian access and damaging the nature strip environment. In addition, with high volumes of vehicles needing to turn around, this presents a risk that has not been adequately considered in the original submission.
- In addition, this section of Wyatt Avenue provides access for the emergency services to the National Park and for Ausgrid/Endeavour Energy to access the electricity substation at the end of Wyatt Avenue. The road is narrow close to #14, so any inconsiderate parking by residents of the development could lead to the emergency services being prevented from accessing the National Park and for the electricity company to be prevented from accessing the substation. This risk has not been adequately considered by authorities and I cannot see risk assessment submissions by the emergency services nor Ausgrid/Endeavour Energy that address this in the application paperwork.
- The presence of a large boarding house is incompatible with the proximity of two primary schools (John Colet and Belrose Public Schools) along with a newly approved child care centre on Cotentin Rd. As I mentioned in a previous submission, I do not believe the vetting process or the management of residents (no permanent on-site Manager) does enough to protect our local school children. Equally importantly, the recent addition of pathways/cycleways along Forest Way is aimed at encouraging youngsters to access the Bare Creek MTB Park without having to be driven by parents. We are already seeing children ride their bikes along these paths, across the junction with Wyatt Avenue, and I cannot reconcile how it would be appropriate for Council to permit this development (with the associated risks) when we are simultaneously increasing the presence of children in the local area.
- Wyatt Ave already becomes congested during school drop-off and collection periods, with staff using the parking spaces along Wyatt Reserve, parents are forced to park-up and wait on the road. As most students at John Colet are driven to school, Council should make a site inspection during drop-off and collection hours to see for themselves how congested the area gets.
- This application is not an extension of the initial application, but is a completely new development that should be reconsidered in its entirety. It is clear that the applicants have misled Council in their ultimate aim, which is to have a very large scale development of

individual dwellings (as the addition of cooking facilities in each now represents) approved through stealth tactics. Such a large development is a clear intensification and over-development of an area that is quiet residential. This further represents a threat to the entire suburb, as this development would set an unwelcome precedent for future over-development in the suburb. The creep of urbanisation might be happening in Frenchs Forest, but it should not extend to Belrose - The buck has to stop somewhere and this is the opportunity for Council to draw a line in the sand.

Yours faithfully
Jon O'Loughlin

