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**Sent:** 19/08/2021 11:08:09 AM  
**Subject:** Online Submission

19/08/2021

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**RE: DA2021/1039 - 14 Wyatt Avenue BELROSE NSW 2085**

Attention Adam Mitchell  
ref:DA2021/1039  
Applicant: Northern Beaches Essential Services Accommodation Pty Ltd

Dear Sir,

As rate payers of Northern Beaches Council for over 40 years we would like to express our gross disappointment with Northern Beaches Council for giving this application consideration, for the following reasons:

1. Application ignores existing rules and regulations.

How could any Authority consider this development application which is clearly of a commercial nature in an approved residential area, contradicting existing planning rules and regulations.. Rules and regulations that provide for an orderly society.

2.Parking

This commercial development application is for a large boarding house , Managers residence, visitors and maintenance staff , i.e. cleaners.The DA proposes 31 car parking places , all be it legal, for tenants/lodgers plus one parking place for the Manager. The other 52% will need to park outside on the street that at present isn't even curbed and gutted.{ it isn't unreasonable to expect most tenant's staff and their visitors etc will have their own motor vehicles]  
Northern Beaches Council have also recently advised residents that adjacent to the school in the same street and same side, they are planning a bike park...with no additional parking.

3.Traffic flows

The traffic report provided by the applicant is unreliable as it focuses on only the AM and PM peak hours. It does not record the parents of pupils of the nearby John Colet Primary School cued up directly out front of the proposed DA boarding house property. The report dwells on the intersection of Wyatt avenue and Forestway when the much closer T- intersection of Wyatt and Cotentin should have been the focus of the report. Photographs and diagrams also focus on Wyatt and Forestway intersections and not Wyatt/Contentin T-intersection.The photographs show very few motor vehicles????

Also omitted is the well utilized Wyatt Ave sports field where Soccer Clubs play and their spectators, In summer Cricket Clubs and their spectators play, and not to mention a Tennis Academy just around the corner.

It is also worth noting that just this month residents of Wyatt Avenue were notified and witches hats were required for large transport vehicle movements to and from the nearby Northern Suburbs Power Distribution Station.This was right at the front of the proposed DA property and were required for two days and nights..

The entry /exit point for this boarding house is proposed only a few meters from the Wyatt

Ave/Contentin intersection. How does this meet the 'pub test', with so many tenants lodgers their visitors and staff all trying to depart through one exit point near an intersection in the event of an emergency

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#### 4. Risk Factors

The proposed DA property carries a specific NSW Fire regulation as it has a boundary next to a wooded area. The NSW Rural Fire Service have detailed their concerns. Council is reminded that there has previously been a serious bush fire in the valley immediately behind the proposed boarding house property.

#### 5. Community relations

What Authority would consider a DA application for a boarding house with a primary school with children 5 years of age to 12 years of age just a stones throw away. Has the NSW Police Force been requested to provide their assessment of such a proposal for a boarding house in close proximity to a primary school, well utilized sports oval and a Tennis Academy, all so very close?.

In addition, the proposed property will require flood lighting at night for security and safety reasons and will also generate additional noise in the immediate residential neighbourhood. Have either of these been assessed and neighbouring residents consulted.

#### 6. Economics

Council has announced it plans to build a community centre at French's Forest providing accommodation for 2000 people, adjacent to transport shops and work opportunities. The plan includes affordable housing.

What demand has the proponent evidenced in the DA for additional so called affordable accommodation? and at what cost to tenants/lodgers.

#### 7. Site drainage

The property next door has a well defined drainage channel across the property. In the event of a 100 year flood where will the excess water be effectively drained away from the DA property. The below ground car park would seem to be at high risk. The DA also has a drainage tube for when the on site holding tank overflows however the excess will simply drain onto the crown land immediately behind. Is that acceptable to any town planner?

#### 8. Council's response

As ratepayers we anticipate Council will provide a response to the many questions raised in this objection to the proposed commercial DA.

K and B Small