
Sent: 26/03/2020 11:41:06 AM
Subject: Re: 79A Ryan Place Beacon Hill .Application for B&B

TO TOWN PLANNING DEPARTMENT

Sent from my Samsung GALAXY S5

----- Original message -----

From: Denise Roach <deniselroach@hotmail.com>
Date: 26/03/2020 11:38 AM (GMT+10:00)
To: Kevin.Short@northernbeaches.nsw.gov.au
Subject: 79A Ryan Place Beacon Hill .Application for B&B

Copy to Compliance.

Good morning

I refer to the above address and it's application for a B&B.

I read the submissions of people in the street and the councils concerns.

However the legal aspect of a privately owned driveway and privately owned land needs to be legally addressed. It has different rules to a public street. 12 signatures are required from owners or his business related cars people etc would be trespassing.

Phil Wickings of 79 A is well aware of the rules of this driveway as he tells renters to move on if they park in the wrong parking spot. These people came from 79B and we're unaware of restrictions. If he wants a business involving vehicles and people using the driveway he would have to get the signature of every house from 75 to 91A. This was demonstrated when 91 wanted to subdivide his land , however there was a restriction where he would be building over a pathway which was collectively owned by the 12 houses. He needed to obtain 12 signatures as it was the property of the 12 houses.

It would be advantageous to consult a solicitor specialising in shared driveway rules before making any decision regarding his business. The police are aware of the situation and have called strangers who park outside someone's house as it privately owned driveway and they are asked to move it out of the driveway.

In conclusion the 12 houses on this driveway when purchasing a property here had to sign a documents allowing other residents to pass through the private road. It would be advantageous for council to be aware of these rules as it is a legal matter when someone wants to start a business on privately owned driveway. Therefore Phil Wickings is asking the council to approve something based on a public road which this is not. He knows it's privately owned but tries to flout the law. On this basis alone he should not be allowed to proceed with this application purely as its not a public road. He needs the signature of the 12 houses for approval which he would never get as shown in the submissions.

Thanks for your time.

Denise Roach

Sophie Hansen
81 Ryan place Beacon Hill

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