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MRS Tracy Ross  
28 Cotentin RD  
Belrose NSW 2085  
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**RE: DA2021/1039 - 14 Wyatt Avenue BELROSE NSW 2085**

I strongly wish to object to the proposed 62 room boarding house.

Belrose's suburb profile is described as a small sleepy suburb, a leafy quiet neighbourhood, a family suburb for a calm, safe environment for families. Wyatt Avenue has always been zoned R2, low density with the intent to maintain the residential neighbourhood character and ensure any new developments are compatible with the existing character of the neighbourhood.

How could a 62 room boarding house possibly fit into the existing character of a low residential, family suburb?

This proposal does not fit the character of Belrose at all. Within 5 minutes walking distance is 2 primary schools, sports oval, playground, tennis and soccer clubs, bush trails and a proposed junior bike track. All of these are family focus fitting in with the character of the suburb. It also mean a lot of families and young children out and about near the intersection between Wyatt/Cotentin where the proposed development is planned. A potential additional 124 people and relevant traffic from one dwelling will create havoc with traffic and be a very grave risk to children's lives.

The requirement of additional dwellings on the Northern Beaches is understood, however a number of other boarding houses have already been developed in recent years. However, these have been in areas of high traffic/main roads and adjacent to retail/food outlets - my own niece lives in one and loves the flexible nature of the accommodation, the ease of transport and the nearby fastfood outlet. It's perfect for the 20 year old she is. Her boarding house accommodation is not however on a quiet residential street surrounded by families and young children and 5 minutes from primary schools.

It is such a shame that the applicants are not taking any of the community considerations into account but are only solely focused on exploiting loopholes for their end profit gain.

I sincerely hope Northern Beaches council does right by all of the its residents and declines this development application based on the unsuitable proposal it is.

Sincerely  
Tracy Ross