

---

**Sent:** 11/03/2020 3:40:48 AM  
**Subject:** Online Submission

11/03/2020

MRS Sarah Hudson  
2 Cummins WAY  
DIAMOND BEACH NSW 2430  
shudson@gmail.com

**RE: DA2020/0102 - 79 A Ryan Place BEACON HILL NSW 2100**

I am one of the owners at 77 Ryan Place, and I object to a Bed & Breakfast being established at 79 Ryan Place as described in this application. The reasons are outlined below:

The access to this property is via a private road, with little to no parking available for visitors. Additional traffic would be disruptive to residents and present a danger to children who often play in street.

There is no public transport close to this residence. The nearest bus stop is on Pittwater Road, which is a 2km walk along a steep hill. Ryan Place does not have footpaths suitable for people carrying luggage. Taxis often refuse to drive down the private road, citing difficulties finding a place to turn around.

There have been problems with Emergency Services finding the location of houses on this private road. Additionally, this house is in an area at higher risk of flooding or bushfire, and could pose a safety threat to visitors who may be unaware or appropriate safety advice.

The potential for disruptive noise and behaviour has the residents very concerned. Many families live in this area and would not feel safe with strangers coming and going at irregular hours, or hosting parties at the property.