From:	Aparna Reddy
Sent:	1/02/2022 12:49:42 AM
To:	Council Northernbeaches Mailbox
Subject:	SUBMISSION ON DA2021/1039 : 55 room Boarding House

OBJECTION TO PROPOSED DEVELOPMENT DA2021/1039 – Lot 2566 DP752038 16 WYATT AVENUE BELROSE CONSTRUCTION OF A 55 BOARDING HOUSE

I wish to object in the strongest terms to the approval of this boarding house. The proposed development is not in accordance with the existing residential area. I live on Cotentin Road and attest that Wyatt Ave already has a high volume of traffic with John Colet School and sporting activities at Wyatt Reserve.

With regular buses, school pick up and drop offs and weekend sporting events, traffic is already heavy and potentially dangerous. This development would only add to this.

The proposed 31 car spaces for the development anticipate that not all the occupants of the boarding house will get an allocated car park on site. The development anticipates that residents of the boarding house would live at the property for up to 3 months at a time which would indicate that they would likely need a car and, hence, a car space. Occupants without an allocated car space (at the very least 24 occupants) will need to park on the street and the most likely location is opposite John Colet School.

The Traffic Impact Assessment lodged with the application itself acknowledges "vacant on street car spaces are more limited adjacent to the nearby school during the drop and pick up period." Therefore, this development would exacerbate the existing situation where cars are in gridlock during the morning and afternoon school drop off and pickup, with residents already complaining to the school, council and police about drivers parking illegally in their driveways.

This development which is to be undertaken in parallel with the development at 14 Wyatt Avenue both are contrary to the principles of low density residential development and out of line with the exiting houses and infrastructure. The case for the development of this boarding house at this particular locale has not been made. In no way should the approval for 14 Wyatt be considered to establish a precedent for development of a boarding house on 16 Wyatt Avenue since the site considerations for 16 Wyatt Avenue are substantially different to 14 Wyatt Avenue. This has been extensively canvassed in other submissions (for example, by Ron and Cynthia Patton, submission dated 31 January 2022). In fact, the approval of 14 Wyatt Avenue development already adds to the existing congestion of the area and is an additional reason to reject the development at 16 Wyatt Avenue. Development proposed at 16 Wyatt Avenue is a much larger development to the one proposed at 14 Wyatt Avenue.

The nature of the clientele such boarding facilities will attract will need to be considered and their location so close to a primary school. These are occupants who ostensibly do not have housing for periods of up to 3 months at a time – essentially creating a halfway house. There is a concern for the security and well-being of the children in the locale as a result of itinerant

dwellers who may bring with them increased risk of criminal or other unsavoury activities. Note in particular that children regularly access the Garigal National Park unsupervised at the Western end of Wyatt Avenue because, currently, the area is a safe, secure and family friendly. This is going to change dramatically as a result of boarding houses of the size proposed as part of this development at 16 Wyatt Avenue.

The environmental impacts of the development of this nature are a contra-indication for approval given the potential impact on natural bush and wildlife. Those who are itinerant will likely regularly leave behind unwanted household or other items when they move on, with an immediate impact on the environment and locale. The general character, quality and street scape is likely to be significantly comprised without any proven community benefit. Please don't hesitate to contact me if you have any questions.

Thanks

Aparna Reddy

29 Cotentin Rd, Belrose, 2085