

Ron Patton
19 Wyatt Ave
Belrose NSW2085

The Chairperson
Northern Beaches Local Planning Panel
Meeting 7 September 2022

**Application No. Mod2021/0996
14 Wyatt Avenue Belrose
Modification of Development Consent DA2018/0401,
granted for The erection of a part two and part three storey boarding house.
Local Planning Panel Item No 4.2**

Dear Sir/ Madam,

This is a presentation by Ron Patton to the Local Planning Meeting to be held on 7 September 2022.

I would appreciate copies of this presentation being made available to each member of the Local Planning Panel.

Today I am speaking on behalf of the Belrose Rural Community Association together with my wife and myself.

My wife and I live at No 19 Wyatt Ave Belrose NSW and our home is diagonally opposite the proposed development.

While we maintain our objection to this large Boarding House on this small property that does not meet the requirements for even one house, we understand that the Land and Environment Court have approved the application with certain conditions.

One of these conditions is that none of the Boarding Rooms are NOT to contain any kitchens, cook tops or food preparations areas.

The Council's Assessment Report has been prepared on the premise of this condition; however we cannot see any reference to this fact in the Applicant's Statement of Environmental Effects.

To ensure that any approval for this development meets the Court's determination, it is essential that the approval contain the statements by the Court in providing an approval for this application.

The judgement contains considerable details on the requirement that none of the Boarding Rooms are to contain kitchens, cook tops or food preparation areas.

To ensure that this condition is recorded in an approval, it is essential that these details be contained a Consent Condition and detailed in the Plan of Management for the Boarding House.

Thank you for allowing me to make this presentation

Yours Sincerely
Ron Patton

