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24<sup>th</sup> January, 2023

Northern Beaches Council  
Attention: Adam Croft. Planner

**DA2022/1530**

**171 Forest Way, Belrose**

**Demolition works and Construction of housing for Seniors and people with a disability.**

Dear Sir,

Thank you for the opportunity to comment on DA2022/1530, 171 Forest Way,  
Demolition works and construction of housing for seniors or people with a disability.

We as the Local Community Association submit this submission and strongly object to this large inappropriate Proposed development for this property.

This proposal for 35 units with either two or three bedrooms is to be considered under the WLEP2000 and falls within the B2 LOCALITY.

The housing proposal is a Category 2 development. It is not fulfilling the Desired Future Character Statement ("DFC") for the B2 Oxford Falls Valley Locality but is instead of high intensity and high impact. It is as close to the ridge top as possible, with Forrest Way forming the ridge.

The Principal Development Area (PDA) will comprise about 3/4 of the whole area and natural forms will require significant alterations by excavation and the guiding principle for the DFC for B2: "the natural landscape including landforms and vegetation will be protected and, where possible, enhanced" will be ignored. The building blocks are all to exceed the height limit, with the central one being about 15m above ground instead of 8.5m.

The slope is 15-20% on the block and the bushfire risk is substantial.

The plan proposes one entry and exit to Forest Way, which seems for such a number of dwellings sparse and during emergencies like bushfires very dangerous.

The lowest part of the block, the eastern section, deserves protection as a riparian zone of the snake creek corridor, however with the proposed development and accompanying pollution (siltation, nutrient, noise and light to name some) this will be negatively impacted.

Increased runoff into Snake Creek, Oxford Falls Creek, Middle Creek and finally into Narrabeen Lagoon is unavoidable. The cumulative effect of flooding in lower lying lands especially the Wakehurst Parkway should be included in the assessment report as this will add to further increased flooding and run off into Narrabeen Lagoon.

This property is in the Deferred Areas, it was deferred from inclusion in the LEP2011 so that further studies could be undertaken to determine appropriate zoning for B2 and C8 Localities.

These studies have now been completed by Northern Beaches Council as part of the preparation of an LEP for the whole Northern Beaches Council Local Government Area.

The Northern Beaches Council Housing Strategy does **NOT** include any intense Urban development in the Deferred Areas this includes Seniors Living.

We request that council seriously consider the details in this submission and refuse this inappropriate development.

Dr. Conny Harris. President  
Belrose Rural Community Association