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**From:** [REDACTED]  
**Sent:** 18/08/2021 2:21:29 PM  
**To:** Council Mailbox  
**Subject:** Public submission on DA2021/1039  
**Attachments:** Council Submission DA2021 1039.docx;

Dear NB Council,

Attached is my submission on DA2021/1039.

I wish to have my name, address and contact details withheld when presented.

Thank you,

[REDACTED]

██████████  
██████████  
18 August 2021

The Manager,  
Northern Beaches Council,  
PO Box 82,  
Manly NSW 1655

Dear Sir/Madam,

Re: DA2021/1039 – Boarding House at 16 Wyatt Ave, Belrose

I am writing in support of the above development application. I live in Wyatt Ave Belrose and would like to point out the following:

- 1) The site is within walking distance of the following sites which all employ many essential service workers:
  - a) Wesley Gardens, 167 low care nursing home beds and 140 high care nursing home beds located at 187 Forest Way, Belrose (450m from the proposed boarding house)
  - b) Glenaeon retirement village, 102 beds in a residential care facility, 51 self care units and 197 independent care units located at 199 Forest Way, Belrose (600m from the proposed boarding house)
  - c) Belrose Manor, 138 bed aged care facility located at 181 Forest Way, Belrose (950m from the proposed boarding house)
  - d) Japara Health Care, 104 bed aged care facility located at 169 Forest Way, Belrose (1300m from the proposed boarding house)
  - e) Belrose Country Club, 227 serviced apartments and self-care living units located at 2 Dawes Rd, Belrose (1700m from the proposed boarding house)
- 2) On the Northern Beaches, people aged 65 years or older made up 16.8% of the population (2016 ABS data). The aged care needs, and hence the essential services needs of the area is only going to increase in the foreseeable future.
- 3) The site is within walking distance (750m) of the B1 zoned neighbourhood centre on Ralston Ave, Belrose which contains an IGA plus liquor supermarket, restaurants, hairdresser, pilates, newsagent and café.
- 4) There are multiple bus stops within 100m of the proposed boarding house. These bus stops are serviced by over 100 buses every day.

- 5) The proposed site for the boarding house was recommended for residential release by the Warringah Council's Non Urban Lands Study in 1999.
- 6) A boarding house is permitted on the proposed site as a category 2 land use under the current planning instrument (Warringah LEP 2000). This land use is the same category as housing (ie a boarding house is the same level of permissibility as housing).
- 7) The proposed boarding house allows for 66% naturally landscaped area when only 50% is required by the planning controls. It is not overdevelopment of the site.
- 8) Within 5 minutes walking distance of the site are 2 primary schools, sports oval, playground, tennis and soccer clubs, bush trails and a proposed junior bike track.

I support this boarding house proposal as a sensible proposal in a permissible area.

Yours sincerely,

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