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**Sent:** 14/08/2021 6:42:11 PM

**Subject:** DA2021/1039 . 16 Wyatt Ave Belrose Demolition of a single detached Dwelling and Construction of a Boarding House with 62 rooms housing 124 people

**Attachments:** Boarding House16 Wyatt Ave submission August 2021.pdf;

Attention: Adam Mitchell  
Principal Planner

Please find attached Belrose Rural Community Association Submission **DA2021/1039**

Regards

Dr. Conny Harris President BRCA



[belroseruralcommunityassociation@hotmail.com](mailto:belroseruralcommunityassociation@hotmail.com)

10 August 2021

Northern Beaches Council  
Attention: Adam Mitchell  
Principal Planner

**DA2021/1039**

**16 Wyatt Ave Belrose**

**Demolition of a single detached Dwelling and Construction of a Boarding House with 62 rooms housing 124 people**

Dear Sir,

Thank you for the opportunity to make a submission on this large inappropriate development in a low density residential neighbourhood.

**We strongly object to this proposed large Boarding House.**

Northern Beaches Council's Towards 2040 Local Strategic Planning Statement includes the following;

"Bushland will be reconceptualised as an asset for its intrinsic values and for the services it provides, including carbon and stormwater capture and pollution".

This Development Application proposal does not prioritise the local bushland environment or the North Belrose tree canopy.

Out of Character with the Local Neighbourhood

This proposal with 62 rooms will provide for 122 lodgers and 2 in the manager's unit; a total of 124 people. This large scale bulky development replaces a single detached dwelling and will significantly increase the density of people living in this section of Wyatt Ave and impact on the quiet residential amenity of the neighbourhood.

**The proposal is inappropriate in this local neighbourhood of single detached dwellings.**

### High Bush Fire Risk

The proposal consists of two large buildings, one near Wyatt Ave and one at the rear near bushland.

The property is bushfire prone land and the large building at the rear is very close to substantial bushland.

Bushfires have often occurred in this area. The land is north west sloping and is exposed to the west through to the Blue Mountains; this results in strong westerly winds which cause bush fires to proceed at a very fast rate with glowing embers blown well ahead of the fire front. This results in a very high fire risk to residents and in this particular proposal it is a very high risk to 124 people.

**It is unreasonable and inappropriate to place so many people in this high Bush Fire risk area.**

### Impact and Intensity

**The proposal will be a high Impact and High Intensity development.**

This property is on the Northern side of Wyatt Ave in Locality C8 WLEP2000.

The properties on the side of Wyatt Ave are zoned R2 low density in WLEP2011.

In amending the SEPP for Affordable Rental Housing applying to Boarding Houses the Minister for Planning acknowledged the many submissions from Councils and the community and stated that as **these developments are High Intensity developments**, the SEPP will be amended in low density R2 zones to only permit a maximum of 12 rooms per lot. This should also apply to the subject lot as the planning density is lower than R2.

Further the current Draft Housing SEPP does not permit any Boarding Houses in low density R2 Zones for this area.

**The large Bulk and Scale of the proposal will be a high impact in this low density neighbourhood with single detached dwellings.**

The proposal only provides 32 Car Parking spaces onsite for 124 people.

The proposal acknowledges that there is some on street parking available so the applicant recognises that the onsite parking is insufficient.

The applicant is applying the requirements in the SEPP for Affordable Rental Housing, however this SEPP does not apply to Locality C8; therefore this reduced parking requirement should not apply to this proposal.

**Insufficient onsite parking will cause a high impact on the local residents in Wyatt Ave.**

**The large number of people living on this site in comparison to all other single detached dwellings in this neighbourhood will result in a high intensity of activities and severely impact the quiet residential amenity of this neighbourhood.**

### Landscaping

The landscaping plan shows that most of the site will be grass/lawn. There are only some very small areas where scrubs and trees are proposed.

The North Belrose Locality mainly consists of native bushland over public and private properties.

As stated above, the Council's Local Strategic Planning Statement priorities the protection and enhancement of the natural environment; this application does not prioritise the natural environment in fact it removes many trees and provides very little native bushland.

**This proposed landscaping is not in accordance with the planning controls and is unacceptable in this bushland area.**

### Storm Water Drainage

The proposed drainage facilities will not eliminate the flooding of the lower area of this property and cause unacceptable risks to the lodgers in the lower building,

This lower area of this property often floods during major storm.

**It is unacceptable to provide residential living in an area subject to flooding. In this SEPP should not apply to this proposal.**

### Impacts on Bushland Habitat

This proposed large residential development with 124 people will have substantial increased 'living activities' which will have negative impacts for the bushland habitat caused by substantially increased noise and light pollution as well as nutrient rich runoff and distribution of exotic species.

This proposal does not protect the environmental landscape or enhance the bushland or waterways.

**This proposal does not compliment or enhance the surrounding bushland and will cause substantial negative impacts to the native wildlife.**

### Conclusion

**This proposed development is unacceptable in this low density residential neighbourhood with single detached dwellings and surrounding bushland.**

**The proposal is completely out of character with the neighbourhood and will cause high impacts and high intensity impacts on the existing residents in this neighbourhood.**

Yours Sincerely

Conny Harris  
President, Belrose Rural Community Association