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19 Wyatt Ave
Belrose NSW2085

The Chairperson
Northern Beaches Local Planning Panel
Meeting 7 September 2022

Application No. DA2021/1039
16 Wyatt Avenue Belrose
Demolition works and the construction of 2 boarding Houses
Local Planning Panel Item No 4.1

Dear Sir/ Madam,

This is a presentation by Ron Patton to the Local Planning Panel 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 for 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.

We object to this large overdevelopment proposal with two large Boarding Houses and other extensive site works over the whole property.

We agree with the Assessment Report with a recommendation to refuse the application and we consider that there are additional reasons where the application does not meet the Planning Controls, particularly high impact on existing residents and high impact over the whole property.

As you are aware this application is currently before the Land and Environment Court where there has already been a Section 34 Hearing and a full Hearing is listed for the 29 and 30 September 2022.

We consider that it is essential that any refusal from this Panel is consistent with the Statement of Facts and Contentions currently before the Court together with any additional reasons for refusal.

I would like to address four issues which have not been highlighted/included in the assessment Report:

- **Insufficient bushland on the property**
- **High Impact and Intensity on the site and the local residents**
- **Insufficient onsite car parking**
- **No kitchens, cook tops and no food preparation areas in the boarding rooms**

Bushland

The Planning controls for this property include a statement; "Bushland Setting: A minimum of 50 per cent of the site area is to be kept as natural bushland or landscaped with local species."

This means that only 50% of the property is available for some type of low impact, low intensity development.

The Applicant's Landscape Plan does not provide this essential condition.

The Landscape Plan shows mainly grass lands and 2 large stormwater detention basins which cannot be considered bushland or landscaping with local species. .

The Applicant argues that the stormwater flooding of the site requires two large detentions basins and the Rural Fire Service requires the whole site to be an Inner Asset Protection Zone.

These requirements should not override the planning controls, rather if the proposal cannot meet the planning controls then this shows that the proposal is an overdevelopment of the site. The lack of Bushland should be a significant reason to refuse this application.

High Impact and High Intensity

The Planning controls for this property require low intensity low impact uses.

The proposal is a large complex development. The proposed footprint of the buildings is 4.7 times the footprint of the existing dwelling on the property.

The proposal will have a high impact on the site with two large Bulky Boarding Houses requiring extensive excavations, the provisions of long driveways and pathways, the provision of two large detention basins to accommodate the stormwater flooding on the site, a large waste storage facility in the front set back area, removal of many trees and no provision for the required bushland as previously described.

Further, due to the high intensity use of the proposal there will be a high impact on the existing residents this quiet residential neighbourhood.

The State Government now acknowledge that Boarding Houses are high impact and in the new SEPP (Housing) 2021 it requires that an Applicant must demonstrate compatibility with the character of the local area.

The proposal is not compatible with the character of this neighbourhood as the proposal is high intensity, high impact which is a significant reason to refuse the application.

Insufficient onsite car parking

The Applicant's traffic report refers to the SEPP (Housing) 2021 and the previous Affordable Rental Housing SEPP 2009 does not apply to this property.

The application was made prior to the implementation of the 2021 SEPP, therefore it does not apply to this application.

The Council considers that a Boarding House is similar to a back packers/hostel facility.

These facilities are for transient travellers whereas Boarding houses are a principal place of residence and are similar to 1 bedroom units.

The onsite parking should be based on the Schedule in WLEP2000 for 1 bedroom units.

The Applicant's traffic report and the Council's traffic report have not taken into account the cumulative effects of existing issues associated with John Colet school and the sporting activities on Wyatt Reserve, together with other development approvals in Wyatt Ave; these include the increase in student numbers at John Colet School, 60 place Child Care Centre at No 12 Wyatt Ave, the 25 room Boarding House at No 14 Wyatt Ave and a Bike Skills facility (currently under construction)at 4 Wyatt Ave.

The proposed development will provide accommodation for 110 people. Only 31 onsite car parking spaces are provided. This means that onsite parking will not be available for 79 lodgers. Even if we assume that one third of these lodgers do not have a vehicle there will still be 50 vehicles parked on street.

This on street parking will add to the on street parking for the adjoining approved boarding house at 14 Wyatt Ave for 50 lodgers with only 13 onsite carparking spaces.

The proposed Boarding House development will not provide sufficient parking onsite. The traffic entering and exiting the site together with many other vehicles parking on street will result in many extra traffic movements in Wyatt Ave and at the intersection of Wyatt Ave and Cotentin road.

This will result in many adverse impacts on the existing residents and cause unsafe traffic chaos which should be a significant reason to refuse this development

No kitchens, cook tops and no food preparation areas in the boarding rooms

The application and the Assessment report are based on no kitchen in the boarding rooms.

We consider that it is essential that this need to be noted in the refusal and the Plan of Management with working the same as the Court's determination for the proposed boarding House on No 14 Wyatt Ave

Conclusion

The scale of the proposal is excess, unneeded and motivated by private interest rather than meeting any community and social obligations.

The failures in the Applicants Statement of Environmental Effects are many and obtuse and the assumptions that there are positive social and economic benefits is offensive.

Thank you for the opportunity to make this presentation to the Panel and I again request that the refusal for this application be consistent with all the issues in the Statement of Facts and Contentions before the Court together with any additional reasons for refusal.

Questions?