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24/01/2023

DR Conny Harris
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Belrose NSW 2085
[REDACTED]

RE: DA2022/1530 - 171 Forest Way BELROSE NSW 2085

This submission is on behalf of the Belrose Rural Community Association (BRCA).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

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 Principle 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.