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**Sent:** 3/02/2022 5:26:26 PM

**Subject:** Mod2021/0996 Lot 2597 DP 752038 No 14 Wyatt Ave Belrose Modification of Development consent DA2018/0401

**Attachments:** BRCA Submission MOD 14 Wyatt Ave.docx;

Attention; Adam Mitchell.  
Northern Beaches Council  
Senior Planner

Please find attached Belrose Rural Community Association Submission  
for

**Mod2021/0996**

Lot 2597 DP 752038 No 14 Wyatt Ave Belrose  
Modification of Development consent DA2018/0401

Kind Regards

Dr. Conny Harris. President Belrose Rural Community Association



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

31 January 2022

Northern Beaches Council  
Attention; Adam Mitchell  
Planner

**Mod2021/0996**  
**Lot 2597 DP 752038 No 14 Wyatt Ave Belrose**  
**Modification of Development consent DA2018/0401**  
**granted for the erection of Boarding House with 25 rooms.**

Dear Sir,

Thank you for the opportunity to make a submission on the modifications to the proposed Boarding House which was approved by the Land and Environment Court.

Our organisation was opposed to the original proposal and the proposal was rejected by two Local Planning Panels.

**The main modification is the provisions of cooking facilities in each Boarding room and the managers unit.**  
**We object to this proposal.**

The original proposal included cooking facilities in each room and the Local Planning Panel refused the application. The applicant then requested a review of the decision and again the second Local Planning Panel refused the application.

Upon an appeal to the Land and environment Court, the applicant submitted amended plans which removed the cooking facilities from each room.

These amended plans were approved by the Court where the court make the observation that without cooking facilities in each room each room would not be defined as a separate dwelling.

Further if the rooms did contain cooking facilities then each room would be defined as a separate dwelling and be subject to the housing density controls in the LEP for this locality which is 1 dwelling per 20ha.

The property has a area of 0.2298ha which would result in a housing density well in excess of the planning controls.

**We certainly do not agree with the proposal and we still maintain that this proposal for a Boarding House with 25 rooms is high intensity and high impact on this small lot. This is contrary to the provisions in the Planning Controls for this property which is in Locality C8 North Belrose WLEP2000.**

**We submit this objection for your consideration in the assessment of the application.**

**Yours Sincerely  
Conny Harris,  
President Belrose Rural Community Association**