
From: PlanningAlerts
Sent: 15/06/2022 12:14:38 AM
To: Council Northernbeaches Mailbox
Subject: Comment on application DA2018/0401

For the attention of the General Manager / Planning Manager / Planning Department

Application DA2018/0401
Address 16 Wyatt Avenue Belrose NSW 2085
Description New - Construction of a Boarding house with 27 rooms including a managers residence.
Name of commenter Shauna-Marie Wilson
Address of commenter 21/29-31 Collins Street, St Marys NSW 2760
Email of commenter [REDACTED]

Comment

The proposed height, setbacks, massing and design of the building will dominate the surrounds and will not positively respond to the surrounding context.

The proposed setbacks design and massing of the building will unreasonably impact upon the character of the area.

The proposal fails to respond to off site amenity of surrounding properties, resulting in unreasonable visual bulk and overshadowing impacts.

The proposal would result in unacceptable internal amenity.

The use and buildings are of a scale and intensity which will result in unreasonable amenity impacts on the neighbouring properties.

The scale, lack of setbacks and lack of landscaping all contribute to an overdevelopment of the site.

The proposal fails to provide adequate landscaping opportunities and ensure suitable maintenance of native vegetation.

The proposed use and development, having regard to the site and surrounding area, would represent an inappropriate planning outcome.

The proposal has not dealt adequately with best practice environmentally sustainable outcomes in context of energy use, internal amenity, solar access, water use and runoff of precipitation from the site.

The proposal has not dealt adequately with proper parking provision for residents and visitors to avoid unacceptable amenity impacts to its occupants and surrounding area residents.

The proposal has not dealt adequately with contemporary best practice environmentally sustainable outcomes in context of energy use, rainwater capture in context of local annual precipitation, preventing entry of litter to stormwater drains through suitable pollutant traps and screens, internal amenity, light pollution and spill from the development and protecting residents from off site sources of light spill, solar access, water use and runoff of precipitation from the site.

The proposal has not dealt adequately with the management of vehicle and bin washing upon the site and the impacts of the discharge of associated waste into the stormwater network.

The proposal has not adequately dealt with the separation of pedestrian entry from motor vehicle entry routes.

Insufficient information has been provided to enable a comprehensive assessment of the proposals impact on internal amenity and neighbouring dwelling amenity through the creation of light, noise, odour, access of non-resident a, birds and vermin to waste stored in site areas and litter as well as contamination risks and impacts on existing and neighbouring vegetation.

Insufficient information has been provided on vegetation types for landscaping and the maintenance of suitable native vegetation of local provenance.

The proposal fails to respect the existing and preferred neighbourhood character of the area, and the location of the site does not offer appropriate access to necessary services and transport.

The proposal fails to respect the existing and preferred neighbourhood character of the area, fails to demonstrate integration with the surrounding urban environment, and fails to protect significant vegetation on the site.

The proposal fails to respond to and achieve local planning and environmental objectives as it does not seek to retain any existing canopy tree, and the building envelope location, scale and setbacks do not provide sufficient space in its surrounds to enable the planting of canopy trees, or provide adequate opportunities for meaningful landscaping or canopy tree planting between the front, side and rear of the building envelope and the boundaries.

The proposal must be met with a determination of refusal as it's my view that the issues of concern cannot be properly mitigated by suitable conditions.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)