
Sent: 27/07/2022 7:23:25 PM

Subject: 14 Wyatt Avenue Belrose. MOD 2021/0996

Attachments: BRCA Submission MOD 14 Wyatt Ave.docx; BRCA submission July 2022 for amended plans Final.docx;

Please Find Attached the Belrose Rural Community Association Inc Submission for 14 Wyatt Avenue Belrose. MOD 2021/0996

Regards

Dr. Conny Harris



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**



belroseruralcommunityassociation@hotmail.com

27 July 2022

Northern Beaches Council
Attention; Adam Susko
Principal Planner

Mod2021/0996
Lot 2597 DP 752038 No 14 Wyatt Ave Belrose
Modification of Development consent DA2018/0401
Amended Documents

Dear Sir,

Thank you for the opportunity to make a submission on the amended documents for this modification application to the proposed Boarding House.

Attached is our previous submission in January 2022. Please consider the issues in this previous submission together with the details in this submission.

The amendments by the applicant do not change the overall impact of this proposal on the site or on the existing local residents, so our previous objections remain.

The applicant has now applied to include cooking facilities in each room which is contrary to the decision for approval by the Land and Environment Court.

This proposal will provide a development well in excess of the planning controls for this property and will change the type of development.

The proposal is also to provide vehicle access to the proposed lower boarding house on No 16 Wyatt Ave. This was not included in the approval by the Land and Environment Court and will cause further impacts on the future residents in No 14 Wyatt Ave and particularly on the residents who live on the southern side of Wyatt Ave.

The proposed modifications and amendments are not in the Public Interest and should be refused by Council.

Yours Sincerely
Dr conny Harris
President Belrose Rural Community Association

