

From: [Anais Sarkissian](#)
To: [DA Admin Mailbox](#)
Subject: FW: DA2023/1549 24 Wyatt Ave
Date: Tuesday, 28 November 2023 7:19:56 AM
Attachments: [Submission 24 Wyatt Ave 22 11 23 \(003\) \(2\).docx](#)

From: [REDACTED]
Sent: Monday, 27 November 2023 4:54 PM
To: Anais Sarkissian <[REDACTED]>
Subject: DA2023/1549 24 Wyatt Ave

Northern Beaches Council
Attention: Anais Sarkissian
Planner

Dear Anais,

DA2023/1549 24 Wyatt Ave Belrose

Last week we submitted the attached submission on this Development Application
To date we have not received an acknowledgement that you have received this submission
Nor is the submission listed on the council web site for this development Application

Please acknowledge that you have received this submission

[REDACTED]

Please Note: We do not agree to our names in this submission or our email address published on the Council's Web Site

22 November 2023

Northern Beaches Council
Attention: Anaiis Sarkission
Planner

DA 2023/1549
24 Wyatt Ave Belrose NSW

Dear Anaiis,

We make this submission objecting to the proposed development as there is insufficient information in the application and the proposal does not meet the requirements of the WLEP2000 Locality C8 North Belrose.

The application states that the demolition of the existing development will be the subject of a separate application. We request that no assessment of the existing application be undertaken until the demolition application development Application has been submitted to Council and exhibited.

The plans included with the application show the location of the existing development. It seems that the proposed development will be located on the same footprint as the existing development however, until the Demolition Development Application is submitted together with other issues detailed below the full extent of the proposals for this site are addressed it is not possible to full assess this current application.

Plan 606935 states in a note on the right hand side; "The existing dwelling is to remain on site. Owner wishes to retain the structure for storage purposes."
This needs to be clarified and if the new building is to be on the same footprint as the existing structure, the applicant needs to provide details on storage.

If the proposed development is on the same footprint as the existing development then is no need to remove any trees.

The landscape plan does not provide landscaping in accordance with WLEP2000 locality C8 North Belrose.

The planning requirements require the following

50% of the site to be native bushland

The front setback to be 20 metres with densely planted native vegetation

The side and rear setbacks to be 20 metres and densely planted with native vegetation

The proposal does not meet any of these requirements.

With regard to the proposed structure located where the existing garage is constructed, The plans and many of the documents show the proposal as a granny flat yet the Council Web Site and the Statement of Environmental Effects state and show that this structure is a granny

flat with the inclusion of a kitchen, bathroom, dining and bedroom. This is not a cabana it is a separate dwelling and needs to be assessed as a dwelling.

The setback for this dwelling does not meet the 20 metre setback requirement and the landscaping does not show the setback area densely planted with local natives.

The applicant's documents and plans do not show or address the existing granny flat at the rear of the existing dwelling – this granny flat can be seen on the aerial photograph.

If this granny flat remains then the complete development will have a new dwelling, an existing granny flat and another granny flat proposed where the existing garage is located. This will result in three dwellings on the one lot. This does not meet the planning controls.

The application provides no information of the biodiversity and wildlife corridors for this site. These are extremely important in this bushland area to ensure that there is habitat for the native animals.

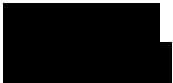
The Desired Future Character Statement for Locality C8 North Belrose in WLEP200 states in part; "The natural landscape including land forms and vegetation will be protected and where possible enhanced."

This has not been addressed in the application.

Since the current owner purchased the property many trees and vegetation has been removed on this lot (24 Wyatt Ave}. This lot (24 Wyatt Ave) and the adjoining lot to the west had trees and vegetation similar to the land adjoining boundary at the rear of Nos 24 and 26 Wyatt Ave. The requirement in the Desired Future Character Statement to enhance the vegetation or provision for 50% bushland requirement in a separate Clause for locality C8 have not been address in the application.

We would appreciate the details in this submission to be address and if the applicant wishes to proceed then the proposal should be exhibited again with further details to satisfy the requirements for a development application.

Yours Sincerely

A black rectangular redaction box covering the signature of the sender.