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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 21/05/2025 9:23:24 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

21/05/2025

MR Jason Wright  
- 28 Townsend Avenue AVE  
Frenchs Forest NSW 2086  
[REDACTED]

**RE: Mod2025/0228 - 28 Lockwood Avenue BELROSE NSW 2085**

I hereby lodge an objection to the proposed modification of consent for 28 Lockwood Ave, Belrose.

The proposed addition and modification exceeds the allowable building height of 8.5m per the applicable zoning (E1) under the Warringah Local Environmental Plan, in that the proposed modifications will result in the following:

Unit 1.15 - A variable height of between 9.802m and 10.832m representing a variation of between 1.302m (15.3%) and 2.332m (27.4%)

Units 2.01 to 2.06 - A maximum height at the eastern corner of the proposed floor plate of 11.35m and a maximum height at the south-western corner of the building of 10.711m representing variations along the street fronting edge of between 2.85 (33.5%) and 2.211m (26%).

The height breaches increase towards the north as the site falls away with the lift overruns exceeding the height standard by between 3.879m (45.6%) and 3.906m (45.9%).

The height and scale of the development and the addition of the proposed modifications are incompatible with the nature of the surrounding residential suburb, and are inappropriate, offensive and unsympathetic to the urban nature and streetscape of the surrounding suburb.

Allowing the modification could also create a precedent for future developments in the area to exceed the E1 height restrictions which would be unacceptable to the community.

I request that this amendment be refused.  
Jason Wright