
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

08/06/2025

MS Anamarie Kuljis
23 Lockwood ST
FRENCHS FOREST NSW 2086
[REDACTED]

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

Modification NO: LEC2050/00150793 - Mod20525/0228 - Notification
Address: Lot 1 DP 1199795 28 Lockwood Avenue BELROSE NSW 2085
Dear Sir/Madam

We are writing to object to the current submission of an additional level at 28 Lockwood Ave, Frenchs Forest. We live across the road from this development - and oppose this proposal for an additional 6 x 3-bedroom apartments - 5 of these being located on Lockwood Avenue. After discussing this with neighbours and council we would like to state our disappointment in the developer and what they have put forward, this was discussed and rejected when the building was originally submitted, our only concern would be that the initial foundation - would hold this third floor - so was it in the plans all along. There are many issues that would arise from this development that we believe have not been taken into consideration.

The revised design allows residents on the third floor of 28 Lockwood Avenue to directly overlook the second-floor windows of residences located at 23 and 24 Lockwood Avenue. This significantly compromises the privacy of these two neighbouring properties.

The existing building already exceeds the permissible height limit for our area. Approving a further increase in height would be a direct contradiction of the Northern Beaches Council's own planning controls and policies. By allowing an added story, the Council would be setting a dangerous precedent for future developments to ignore height limits, leading to further overdevelopment and the gradual erosion of the low-density character of our suburb.

Congestion within the area, we know that Glenrose Place offers no parking and parking on Glen Street and Lockwood Avenue is already sparse. With no increase in actual parking capacity within the new location, the resulting overflow will worsen congestion and reduce safety, particularly along Lockwood Avenue-a key pedestrian and cycling route for students traveling to and from Davidson High School and Mimosa Primary.

With the proposed modification - we would need to focus on the waste situation and noticeably an increase with the number of bins placed along Lockwood Avenue for collection. These bins would be positioned directly at street level, which currently has no setback, in a collection zone bounded by a bus stop and a pedestrian crossing. This small space also has 3 trees, a Telstra telephone booth, and 2 power poles. The increase in bin numbers creates a potential pedestrian hazard, particularly in this already constrained space. Additionally, the increase in noise from the delivery, collection, and return of bins represents a significant deviation from the originally approved design. Being that we live directly opposite the site. Concluding, based on the above submission, we opposed this strongly and feel that it is going against what the local community and residents have voiced in their applications. We hope that this does not get the go-ahead.

Kind regards
Ana Kuljis & Trent Freeman