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

22/06/2025

MS Colette Longley
8 / 1 - 7 Lagoon ST
Narrabeen NSW 2101
[REDACTED]

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

Dear Assessment Officer

1. I have not been informed as a top floor purchaser of this proposed amendment to 28 Lockwood Avenue. In fact I found out through a relative attending a book club. One would expect that purchasers of what were marketed as top-floor residences were led to believe they would benefit from permanent privacy, outlook, and natural light. Without word of mouth, I have not been given the courtesy of transparency, fairness, and disclosure obligations by the developer.
2. I placed a deposit for this property in 2022. The proposed third storey represents an almost 50% increase in building height along the Lockwood Avenue frontage compared to the original two-storey design. This is not what I paid for. I am concerned due to previous controversy, adding another level is non-compliance. I believe this was an existing issue and is deliberately escalating local debate in the first instance. The proposal is not in keeping with the Davidson area broadly.
3. Inadequate Parking - No additional parking is proposed for the new apartments. This is inadequate and inconsistent with Council's own planning guidelines. As a result, parking overflow will be pushed into nearby residential streets - this already occurs with Sporting events on Lionel Watts Oval, Glen St theatre and Energize gym. I refer to the Council's own Traffic Engineer Referral Response (dated 23 May 2025) confirms a shortfall of 10 residential parking spaces in the modified development. The report states: "The modified development will therefore be 10 spaces short of the DCP requirement for residential parking... No justification is provided for the shortfall and it is not accepted that there is adequate parking for the additional residences now proposed for the site." This expert opinion highlights the change to apartment living in the area which feature other small apartment blocks being built along nearby roads and others blocks emerging with the Demolition of formerly The House with No Steps, the area cannot absorb the overflow of vehicles from these various low density residential development. The Council's own traffic engineers have clearly stated the proposal does not meet statutory requirements and have advised that the modification is not able to be supported.
4. Extended Construction Timeframe and Community Disruption Residents have already endured years of disruption due to ongoing construction. Approving a further level at this stage would significantly extend the build time, creating more noise, dust, and disturbance. As a purchaser, I have been patient - but this proposal feels like a step too far. Enough is enough. Even if we move in at the end of 2025 it would appear a further 6 months of construction would be a more realistic timeline.
5. Building Compliance Not Met - the proposed modification fails to meet the required building

compliance standards. Council's own Building Assessment Referral Response, dated 22 May 2025, clearly states that the proposal is "unsupported" because the most recent BCA (Building Code of Australia) report dated 11 March 2025 was not provided. This is a critical omission. It suggests that the developer has not demonstrated how the expanded development complies with essential construction and safety regulations. I am already concerned about the quality of the build.

Kindest regards

Colette Longley