
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 20/05/2025 10:58:14 PM
To: DA Submission Mailbox
Subject: Online Submission

20/05/2025

MRS Jodie Kenny
ST
NSW
[REDACTED]

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

I am writing as a concerned resident to formally object to the recently submitted development application proposing the addition of a third level to the building in which works are currently underway at 28 Lockwood Avenue Belrose.

As a community, we strongly opposed the inclusion of a third level during the original application process. Our concerns were eventually acknowledged, and a resolution was reached that no third level would be permitted, with the resulting approved structure a compromise for both the developer and the community. It is deeply disappointing to see this matter resurface 12-18 months later, undermining the community's efforts and council's original determination.

Key points of objection:

- 1. Parking and Traffic Impact:** Street parking is already under significant pressure, and this development will bring an additional 5-6 apartments. The already constructed on-site parking provision is anticipated to not meet the demands of the approved structure, most likely forcing residents and visitors to occupy limited street parking. Further increasing the building's capacity will exacerbate this issue, creating significant inconvenience and safety risks for neighbours and residents.
- 2. Height Restriction and Precedent:** The approved structure already exceeds what locals feel is an appropriate height limit for this suburb and one that fits with the local surrounds. Approving this amendment will set a damaging precedent, opening the door for future developments to bypass community guidelines. This threatens to permanently alter the character and scale of our neighbourhood.
- 3. Loss of Community Character and Natural Aesthetic:** The original vision for the site was to preserve a residential, low-impact feel. The existing structure already dominates the landscape, with the building constructed right up to the footpath and no graduated frontage to soften its visual impact. Adding a further level will erase any remaining connection to that original vision, creating a dense, overbearing structure that is out of step with our suburb's identity.
- 4. Impact on Current Buyers and Residents:** I am assuming many purchasers bought units on what was promised to be the top floor. This change not only impacts their views and privacy but could also diminish property value and undermine buyer trust. Additionally, increased

shadowing from the structure is already affecting neighbouring homes; a higher building will worsen this, darkening homes and outdoor spaces.

5. Traffic Flow and Access Concerns: Access to parking for the development sits at the end of an already busy cul-de-sac, with the car park entrance to Glenrose Shopping Centre, as well as the loading dock for a large Woolworths supermarket. Adding further residents will increase congestion, posing safety issues for pedestrians

The attempt by the developer to reintroduce a proposal that was previously rejected is deeply concerning. It appears to be a deliberate effort to slip changes through after public opposition has quietened. This is not acceptable. The original decision must be upheld in good faith to the community that engaged in the process and relied on council's judgment.

I urge council to reject this amended application and stand by the original resolution to ensure that the integrity of our community planning process is preserved.

Sincerely,

Jodie Kenny