

STATEMENT OF ENVIRONMENTAL EFFECTS

28 Lockwood Avenue, Belrose

*Proposed “Building” Stratum Subdivision of
Lot 1 in DP1199795*

Submitted to
Northern Beaches Council
Jan, 2025

1. INTRODUCTION

This report has been prepared by Daw & Walton Consulting Surveyors in support of a development application (DA) to Northern Beaches Council in respect of land at No. 28 Lockwood Avenue, Belrose.

The Development Application (DA) seeks to approve a “Building” Stratum Subdivision of the current Lot 1 in DP1199795 development with associated basement car parking and open spaces.

The proposal endeavours to comply with all the relevant requirements of Northern Beaches Council’s LEP & DCP’s.

This report describes the site, surrounding properties, proposed subdivision, provides background information and justifies the proposed subdivision on the subject site.

This report should be read in conjunction with the Draft Stratum Plan (Rev.8, dated 24-01-2025), prepared by Daw & Walton Consulting Surveyors.

2. SITE ANALYSIS

SITE LOCATION AND CONTEXT

The subject site is known as 28 Lockwood Avenue, Belrose and comprises a single land parcel being legally described as Lot 1 DP 1199795.

SITE DESCRIPTION

It is located on the northern side of the intersection of Lockwood Avenue and Glen Street, with Glenrose Place adjoining the Site to the east. The Site is irregular in shape with a total site area of 5,322m² (Refer to the Draft Stratum Plan for more details).

There is a considerable slope on the Site from Lockwood Avenue, falling to the north towards Glenrose Place.

EXISTING DEVELOPMENT

The recently approved development of a 4 storey mixed use building and is currently under construction.

3. SURROUNDING DEVELOPMENT

The Site is located within the suburb of Belrose in the Northern Beaches Local Government Area. Belrose is predominantly residential in character with a local commercial centre. The Site is located adjacent to the Glenrose Village Shopping Centre, which incorporates a Woolworths and Aldi Supermarkets, as well as a variety of food and retail stores. The local centre also comprises the Glen Street Cultural Hub, which holds a library and the Glen Street Theatre. A Caltex Service Station adjoins the Site to the east.

The area surrounding the Site is characterised by a mixture of lower density residential development and more significant non-residential building forms. These include the Glen Street Cultural Hub complex which has a more significant scale than surrounding development. There are significant recreational reserves to the east.

4. PROPOSAL

The proposal comprises of the following:

- “Building” Stratum Subdivision of Lot 1 in DP1199795 into 2 lots
 - 1 Retail/Commercial Lot (Lot 1 in the Draft Stratum Subdivision)
 - 1 Residential Lot (Lot 2 in the Draft Stratum Subdivision)

The subdivision layout, showing allocated parking area and lot areas, can be found in the Draft Stratum Plan (Rev.8, dated 24-01-2025), prepared by Daw & Walton Consulting Surveyors Pty. Ltd., consisting of eight (8) sheets in total.

6. ADDITIONAL ASSESSMENT OF THE PROPOSAL LOCATION

The proposal is considered to be in an appropriate location as the existing approved use of the site will remain the same. The proposed subdivision is permissible in the zone with consent.

AMENITY

The proposed subdivision will have no negative impact on existing or future amenity of the locality.

DESIGN OF THE PREMISES

The proposed subdivision will not visually alter the existing built-form/appearance of the existing development.

ACCESS

The proposed subdivision will have no impact on the existing access to the site.

PRIVACY AND SHADOWING

The proposed subdivision will have no impact on the site or neighbouring site's Privacy and Shadowing.

NOISE

The proposed subdivision will have no impact on the acoustics of the site.

STORMWATER AND SITE MANAGEMENT

The proposal does not involve or disturb existing stormwater measures in place on the site.

7. CONCLUSION

The assessment illustrates that the proposed subdivision will have negligible affects on the subject site, neighbouring properties or the immediate locality.

If you require any additional information or clarification of any matters raised in this report, please do not hesitate to contact the undersigned.

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