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Subject: Online Submission

12/08/2021

MRS Penelope Barnes
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RE: DA2020/0393 - 28 Lockwood Avenue BELROSE NSW 2085

- The proposed development fails to comply with Zoning B2 of the site. This zoning allows for small scale retail, business, entertainment and community uses to serve the needs of the people who live work in and visit the area. This development goes way beyond that in terms of its size and will create another Centre in the Village. Essentially Belrose would become a 2 Centre Village.
- There are quiet residential streets on 3 sides of the site with well set back dwellings. This development in no way complements the surrounding development, but rather would change the nature of the whole neighbourhood.
- A large proportion of Belrose is on the urban fringe and a large number of homes are in the Red Zone. An increase in population of the size and in the location proposed can only add to congestion in case of emergency. Have the RFS been asked to comment?
- We do not need another gym, coffee shops etc. We are more than adequately served by what is currently available and it does nobody any good if the current businesses are forced to close by oversupply.
- I urge consideration of Council's Local Development Planning Statement - Towards 2040 (and in particular priorities 5, 15 and 17)
- Belrose is designated as a Forest Village in the Local Strategic Development Planning Statement - Towards 2040- and other, more suitable centres on the Northern Beaches are designated for development within that Statement
- The proposed development is in the heart of the Village, with limited roads in and out. The scale of the development would substantially increase the population in the surrounding area, with an inability of the area to cope with the increase in people and vehicles.
- The site is located at the busiest and most complex junction in Belrose, pedestrians, cars, buses, food delivery pantehnicons etc all converge at this junction, for petrol, access to the shops, bus stops, schools, church, bottle deposit scheme, sports fields and theatre/library complex. A development of this size in this location would simply result in chaos.
- There is no provision of what is really needed in this area the 'missing middle' houses.
- Finally, the parlous state of the site since the current owners purchased the site, with the number of complaints to Council and on the various Facebook pages leaves one with no confidence that the developer has any thought about the local community whatsoever.
- In short this is a terrible location for a development of this nature which does not meet the needs of the local population