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**Sent:** 11/01/2021 8:28:22 AM  
**Subject:** FW: DA old Belrose library site

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**From:** [john@wattever.com](mailto:john@wattever.com) <[john@wattever.com](mailto:john@wattever.com)>  
**Sent:** Friday, 8 January 2021 6:52 PM  
**To:** Tony Collier <[Tony.Collier@northernbeaches.nsw.gov.au](mailto:Tony.Collier@northernbeaches.nsw.gov.au)>  
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**Subject:** DA old Belrose library site

Principal Planner, Northern Beaches Council

[tony.collier@northernbeaches.nsw.gov.au](mailto:tony.collier@northernbeaches.nsw.gov.au)

Dear Mr Collier,

**RE: DA2020/0393 28 Lockwood Ave Belrose (old Belrose library site)**

I wish to strongly object to the updated proposal submitted. The development is completely out of character with the suburb and adds no value to the community. My reasons are as follows:

**Bulk**

The bulk and scale of the proposed development is not in keeping with the surrounding streetscape, especially along Lockwood Avenue and the Public Reserve and path.

**Height.**

The building will exceed the allowable height by up to 44%. The proposed height exceeding the 8.5 metre limit.

The plans show the proposed building would shadow houses and the kindergarten adjacent. Their homes and businesses would be impacted by a reduction in light.

**Set Back**

This application proposes a minimal set back of about 700 millimetres of the building along the whole of the Lockwood Ave. Existing buildings fronting the street have set-backs of 8 or 9 metres. The set back at the corner of Lockwood Ave and Glen St will affect vehicle sight distance and create a traffic hazard

**Trees and Landscape**

The proposal to construct basements up to the street boundary means there will be no deep soil for the planting of any significant trees or shrubs to soften the appearance of the building. Any tree planting within the footpath areas of Lockwood Avenue and Glen Street would further decrease the pedestrian amenity and create vehicular hazards. The street planting along Lockwood Avenue should be retained.

**Traffic**

The development will increase the traffic flow into and out of the area. The addition of 51 dwellings and retail premises will increase the traffic on Lockwood Ave and Glen Street and I have concerns for the safety of children and others in the community.

**General**

A walk along Lockwood Avenue reveals a quiet, neighbourhood street with dwellings set well back from the street. This is not a street for shopfronts abutting the footpath.. This is not a street that is suitable for a multi-story, oversized shopping/apartment complex. This proposed site development is not in keeping with the character or amenity of the surrounding area and as such Council should not grant consent to the development.

Yours sincerely,

John Watt, 4 Beckman Parade Frenchs Forest 2086