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Subject: Online Submission

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

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I wish to object to the proposed development planned for 28 Lockwood Ave Belrose (former Council Library site). I have reviewed a number of the development documents and I am very concerned about the future impact on the immediate and local area.

After reviewing the documents, I lodged an objection to the Development Application with Northern Beaches Council on 21 May 2020 based on the following factors.

Although the documents are very thorough in presenting a comprehensive set of arguments the fact remains that this level of density does not respond to its location nor the future urban context of Belrose. It is more suited to the planned Frenchs Forest Town in association with the new hospital.

The proposal may well meet requirements of government for additional densities however it is well recognised current traffic difficulties associated with the new shopping centre, Theatre and the new library are real. Parking is extremely limited for shoppers particularly when performances are held at the theatre with patrons having nowhere to park but the shopping centre.

Traffic in the local area (Rawson Ave and Addams Street) associated with Forestway remains a significant issue which must be resolved before such development is allowed. The 77 residential carparking may meet Councils code requirements however, the statement in the Urban Design Report that 50% of the population do not drive ie young and the elderly shows a complete lack of understanding of the people who live in the Belrose local area.

I consider the development although very attractive is over bulked and would need far more onsite parking together with a significant developer contribution to improving the Lockwood Ave/Blackbutts Road intersection.

I request that the development in its current configuration not be approved.

Thank you

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