
Sent: 20/05/2020 3:27:58 PM
Subject: Online Submission

20/05/2020

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

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As a local Resident and living only 2 streets away from the proposed site of this development I am opposed to it for the following reasons;

This is a predominately Zone R2 Low Density Residential area surrounded by Native Bushlands and a few E1, E2 and E3 Environmental Management Zones. A high majority of buildings are only one level dwellings, with the only near medium density developments for 55+ and inline with State Government changes as set in 2016. The current submission before the council shows the building being three to four levels and up to heights of up to 12.42 metres, which is a significant increase upon the surrounding residential building and would eclipse the local Child Care Facility directly adjacent to proposed development.

The location of the proposed development is directly on the corner of the busiest intersection within the immediate area, due to the current shopping centre, theatre, gyms, sports clubs and general through-fare for local vehicular traffic for local residence. Adding a development of this size, possibly up to an approximate 230 residences, 100+ vehicles and service traffic and personal, would add greater pressure upon an already woefully inadequate local roadways.

The proposed submission is currently set at 4 basement levels, and three above ground levels that will include 51 apartments, a gym and several retail stores. The zoning of this site is currently Zone B2 Local Centre. In such a zone the objectives as set by Warringah Local Environment Plan 2011 are such;

- Provide a range of retail, business, entertainment, and community uses that serve the needs of the people who live, work in and visit the local area.
- Encourage employment opportunities in accessible locations.
- Maximise public transport patronage and encourage walking and cycling.
- Provide an environment for pedestrians that is safe, comfortable and interesting.
- Create urban form that related favourably in scale and in architectural and landscape treatment to neighbouring land uses and to the natural environment.
- Minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of any adjoining or nearby residential land uses.

I struggle to see how this proposed development meets several of these objectives.

- We already have a local shopping centre which struggles to support small businesses.
- A third gym within direct contact of two other gyms hardly provides for local needs and requirements.
- Does not encourage patronage of public transport when building multi level car-parking,
- Height and design would impede rather than enhance the environment and safety of

pedestrians and cyclist.

- Architectural design which removes established green lands for a tiny two tree courtyard and roof garden only accessible to residence.
- Creating a high density residential building does not minimise conflict between current zoning allocation as set out by Northern Beaches Council.

I encourage our Local Council to oppose these plans.

Sincerely,
Matthew Redward