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

I am writing to object to the application DA2020/0393 - the proposed development at the site of the old Belrose library at 28 Lockwood avenue, Frenchs Forest.

The application to build 51 units is ludicrous, the population density of such would be totally disproportionate to the surrounding area. All adjoining residential streets have maximum 2 storey dwellings. Most are free-standing houses within their own plots. In these times of infectious viral pandemics it also seems excessively mercenary and flawed to be planning developments of such density, as well as being at odds with the leafy, spacious surroundings.

Nearby developments of apartments and townhouses have, to date, been thoughtful and respectful of the surrounding suburbs and residents. Examples include the residences at 54 Glen street and 'The Gables', 36 Pringle Avenue. Please look to these for inspiration as to what should be deemed appropriate development for the area.

Additional obvious concerns regarding this development include the additional traffic, noise and air pollution, danger and safety posed to young and old residents especially. There is significant pedestrian traffic around this site due to the location of the amenities nearby (library, gyms, sporting facilities, theatre) as well as local schools and bus stop.

The site also contains a number of mature native trees, though several of the largest seem to have been removed (without obvious consent) over the course of the last few months since the previous DA was withdrawn. I would like to have known what discussions took place in order for this to happen.

The proposed development extends right to boundaries of the site, leaving little or no scope for additional 'greenification' or landscaping that might help such a building blend in with the existing surrounds. The plans indicate that the proposed materials for the facade are also urban and characterless -generic brick and glass, like some urban shopping centre. You only need to look at the adjoining Gelnrose shopping centre to see that a little bit of timber can go a long way to add street appeal to otherwise utilitarian buildings.

Other issues include the impact on nearby business - the existing gyms and the childcare facility which will be overshadowed by this building, let alone the noise and disruption that will be caused during construction. The existing site is probably is high risk for contaminated hazardous material, particles of which could be spread over adjacent sporting facilities and business when disturbed - how will this be managed?

The site once represented a community hub. Whilst I acknowledge that a replacement library has been constructed I strongly feel that any development of the old site should be done with RESPECT to the community in which it is situated. This should include a strong emphasis on the landscaping to avoid losing the open and green feel of the area.

In summary, the proposed development is too high, too close to the boundary, proposes too many units and is simply not appropriate for the location or community. Developments of this scale would be more appropriate next to the Northern Beaches hospital. The original zoning and development guidelines that were applicable when the site was sold by the council should be enforced and not changed.

Yours,

Jack Hall