
Sent: 9/09/2021 5:03:14 PM
Subject: Online Submission

09/09/2021

MS Janis Buggy
7 Lord St ST
Belrose NSW
j.buggy@live.com.au

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

RE:DA2020/0393

Dear Sir,

I want to strongly object to the DA for the following reasons:

1. The applicant continues to attempt to get around the non compliance items as referred to in the refusal of the previous DA determined by the Sydney North Planning Panel on 23/9/20. The grounds for the refusal are serious yet the applicant has ignored most of them and resubmitted the same DA with minor changes. The applicant opines that the development would be wonderful for the residents of Belrose yet persistently refuses to alter the plans to meet our Northern Beaches Council guidelines. The appeal now lodged in the Land & Environment Court for an exception to height control will cost us ratepayers money to defend this appeal.
2. The applicant acknowledges that the proposed height is 44% above the maximum limit and is just "a technical non compliance". The latest DA has decreased the height by a mere 15 cm. This is an insult to the many people who have made previous submissions over the years. The main reason for the objections has always been the size and bulk of the proposal.
3. In spite of Council's comments that the proposal will not provide amenities for the general public, the applicant maintains there will be landscaped open space in the middle of the site, pedestrian links and the whole area will be an "integrated public realm network". Yet Council has determined that the "open space" within the main buildings will be shaded for most of the time.
4. The applicant maintains that the buildings will sit well among the other nearby public amenities such as the Library and Glen St Theatre. Even though Glenrose Village is a commercial centre, it is a necessary amenity which serves the public. The proposed development has nothing to do with the Belrose Hub and is a private concern.
5. In the DA proposal, the applicant maintains that the "bulk and height of the design proposal has been carefully considered to respond to Belrose's transition into a higher density area." This part of Belrose is NOT part of the Frenchs Forest Precinct Plan so the premise that Belrose will have higher height allowances in the near future is false.
6. Council has also determined that some of the dimensions of the proposed retail areas and units are not compliant. This has not been addressed in the latest DA.

7. Submissions in favour of the development describe the need for accommodation but do not address the actual size of the proposal. The present visual aspect of the site is disgraceful and indicates the owners have little concern for how it looks to local residents. Perhaps it is time for Council to step in and require the site to be cleaned up.

In summary, I object to the DA because the applicant is determined not to abide by the determination and non compliance report made by the Sydney North Planning Panel.

Yours sincerely
Janis Buggy