
Sent: 29/05/2020 11:48:15 PM
Subject: Online Submission

29/05/2020

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

Development Application for 28 Lockwood Avenue, Belrose, being the old library site.

I believe that this is an improvement on the previous proposal, but there are still significant concerns.

The SEPP 65 report tries to suggest that Belrose is one of the suburbs within the Warringah Council that is expected to undergo significant transformation. It suggests that there are additional plans relating to public transport connections. It also suggests that there are plans to transition Belrose to a higher density area. This is not how I understand the plans for the future of the suburb.

Which brings me to the first of my concerns, being the height of the building. We live in a low density suburb, and we expect it to remain so. There are already other suburbs, including nearby Frenchs Forest, within the Warringah Council which have been identified for medium and higher density, this is well documented. Three floors for this development is not acceptable. But I am keen for some development to take place, we don't want the site to remain derelict for a protracted period. At worst, the higher floor should be set back even further.

Not only is the height an issue, its clear that the usual setback rules are ignored for some of the boundaries, which will impede the ability for pedestrians and motor vehicle drivers to see each other. The traffic flow is already reduced in and out of the shopping centre, and around the petrol station, and the where Lockwood Avenue and Glen Street meet.

My second concern relates to vehicles, increased traffic and increased need for parking. The Parking Space report is creative. We start with Council guidelines (294), then a RMS guide (using a very outdated 2002 guide)(220), and yet the proposal is for even less (173). Parking is a difficult issue - but we cannot allow too few spaces to be built, it is clear that any overflow will end up on the streets and in the Glenrose shopping centre parking. Glenrose, notwithstanding the observations contained in this application, is beyond packed on many Saturdays. We don't want the centre to place additional controls will be placed on all persons who presently utilise the shopping centre parking.

But I am mostly concerned about pedestrians. I live in Ashworth Avenue, and access the Shopping centre and the new library by walking along the existing footpaths in Glenrose Place. It is already a challenge to walk across either of the entrances to the shopping centre, and now we will have additional vehicles crossing the footpaths on the side opposite the shopping centre. This aspect of the development needs to be very carefully managed. Clear right of way signs should be put up to ensure the safety of the many people that walk through this area.

Thank you