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20/10/2022

MR Robert Whiley
6 Ashworth AVE
Belrose NSW 2085
[REDACTED]

RE: Mod2022/0559 - 28 Lockwood Avenue BELROSE NSW 2085

Both Council and the Independent Assessment Panel were right to refuse this overdevelopment of the site but sadly, for the area, all to no avail. I believe that Council's experts made some errors in effectively making it possible for the Land and Environment Court to approve it - specifically in relation to noise and traffic management.

On the face of it, the amended plans do not appear to be changing much from the Land and Environment Court approved DA, but I would like Council to ask itself the questions:

1) Given the close proximity of the development to the Woolworths loading dock and the Return and Earn bottle recycling facility, how will Council manage the inevitable increase in noise complaints when delivery and collection vehicles turn up outside of approved operating hours, as is quite a regular occurrence - sometimes as early as 3am?

2) If Council does move to enforce compliance with approved operating hours from above, how will it manage the resulting increase in delivery vehicles queueing in Glenrose Place during daytime hours, across the driveway of the proposed development and/or in the No Stopping zones before and after the pedestrian crossing on Glenrose Place?

I feel that Council's traffic engineers have erred in giving this a pathway to pass and I hope that the amended DA may offer them the opportunity to reconsider these questions.