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

I wish to make a submission regarding the proposal at 28 Lockwood Avenue, Belrose under DA 2020/0393. I wish to raise the following concerns with the application as it stands:

This site was sold to the developer by ratepayers for a price that represented the value of construction under Council's existing zoning and Desired Future Character guidelines. Ratepayers are therefore entitled to have a building delivered which complies with that zoning and guidelines. Any subsequent change to the zoning and desired future character made only as a response to the proposal should be compensated by the developer to the ratepayers in the form of a higher price for the property. Otherwise we, the ratepayers, will have been short changed.

51 units will result in well over 100 additional residents living in the area. Traffic is already a significant issue, not only in the immediate surrounds, where intersections have become relatively dangerous, but also in access to Forest Way via Glen Street and Adams Street. It is already not unusual for it to take 10-15 minutes or longer to turn onto Forest Way during morning peak hour traffic (pre COVID-19 restrictions). Adding more cars to this traffic will only make this worse. The Traffic engineer's report did not consider the impact on these intersections in any way and nor would they be able to analyse this until the current pandemic situation is well and truly past and life is back to normal.

In addition to the traffic issues raised above, there is already strain on the surrounding public amenities. It is very difficult to take kids to Lionel Watts Oval and be able to get access to a goal to kick a ball at or a cricket net to practice cricket at. Adding more people to the mix will only make this worse.

The site has always been a beautiful green space, with trees throughout and particularly in the southern corner of the site, which has provided habitat for native animals (particularly kookaburras, owls, tawny frogmouths, possums and more). The broader area has lost so many trees recently due to storms (including on the site) and the developer has already seemingly removed at least one significant gum tree illegally. People move to this area because of its beautiful leafy environment and this most definitely should be retained for this site.

The proposal, in its current form, will tower over everything surrounding it and will be completely out of place in its surroundings. We are expecting high density development at the proposed Frenchs Forest Town Centre and, presumably somewhat, along Warringah Road over time. That development will offer plenty of opportunity for young people to move into the area and for seniors to downsize without putting strain on residential streets. There is no need for this kind of development to be brought into the quiet back streets of Belrose, Frenchs Forest and Davidson, where many children walk or ride their bikes to school or to the shops in

relative safety.

The proposal includes a gymnasium, eateries and more retail. There are already two gyms within 200m of this site and there is certainly not a need for another one! There are plenty of eateries across the road at Glenrose and in Sorlie Road, Ralston Avenue and Forest Way Shopping Centre and I would think that the area is already very well catered for. For retail, Glenrose has consistently had vacant shops since the day that it opened. What the area needs is more commercial office space, such as existed at Glenrose before it was redeveloped. This site would be perfect for Accountants, Solicitors, Real Estate Agents,

Health and Well Being Practitioners and maybe a pool shop or the like to set up shop. These types of businesses were well frequented at the old Glenrose and, I'm sure, would be popular again and would complement the shopping centre across the road perfectly. It seems that the developer has taken no time to research what would be the most suitable development for the community!

In light of the above points, I would respectfully request that Council maintain its recommendation from the first proposal for this site. Specifically that height changes not be supported, that additional land uses only apply to the Lockwood Avenue side, that floor space ratio of 0.5:1 be provided for commercial premises and that pedestrian connections and green space be sufficiently included.