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Subject: Online Submission

10/09/2021

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

Application No. DA2020/0393
Address: Lot 1 DP 1199795 28 Lockwood Avenue BELROSE

Dear Sir/Madam,

I am writing to express my strong objection to the above updated development proposal. It is very disappointing that this latest proposal appears to offer only minor alterations to its earlier iterations and retains the same fundamental flaws as its predecessors. My objections to the proposal are as follows.

First, despite a slight scaling back, the proposed development remains far too large for the site. The planned height of 11.2 metres still fails -comprehensively - to comply with zoning requirements (8.5 metres) and means the building would tower over all the single and two storey houses in the street (and completely overwhelm the preschool next door). Not only the height but the sheer scale and bulk of the development is completely out of character with the surrounding residential streetscape. It fails to align with the rest of the street at 6.5 metres from the front property line and in visual terms is - frankly - an eyesore. Further, the scale of the development would result in the loss of all the beautiful native trees on the site which provide habitat for the neighbourhood's rich bird life. This would be very distressing for most residents.

Second, the proposed retail premises on Lockwood Avenue are highly problematic. Again, they would not be in keeping with the character of the surrounding streetscape, but additionally there appears to be little demand for yet more shops in a neighbourhood already amply served by the nearby Glenrose Shopping Village and Forestway Shopping Village - both of which currently have empty shop fronts. Notably, the proposal again includes plans for another gym, despite the fact that there are already two large fitness centres within a minutes walk of the development. Added to this the inevitable increase in litter and noise, and the inclusion of retail premises in the development remains highly undesirable.

Third, the proposed development would greatly aggravate existing traffic and parking problems. The location of the development on the corner of Lockwood Avenue and Glen Street is already a congested and dangerous area. It is difficult NOW to turn into or out of the Lockwood/Glen intersection, and the difficulties are compounded by the existence of entrances and exits for a petrol station, the library/theatre car park, and Glenrose Shopping Centre within a very short distance (perhaps 20 metres) before that intersection. If the cars belonging to residents (and their visitors) of the proposed 51 units, as well as those of staff and patrons of the proposed retail premises, were to be added to the mix, the risk of accidents, injuries and even fatalities - already significant - would be greatly increased. This danger applies particularly to pedestrians. The proposed development is right next to two bus stands and two

pedestrian crossings used by many local residents. In particular, large groups of high school students often chat in large groups near the bus stands on Lockwood, frequently milling and spilling out onto the road oblivious to cars, bicycles and buses passing just centimetres away. This is a danger now, which would be made far worse by the increase in vehicle and foot traffic created by the proposed development and the loss of metres of space between the building and the road.

In summary, I believe the updated proposal is completely inappropriate for this location. I am not anti-development and a new development on this site would be most welcome. It should be one however which takes into account the quality of life and safety of residents, and respects the beauty of the natural environment.

Thank you for the opportunity to comment.

Yours sincerely,

David Youman.