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

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I am writing to formally lodge my objections to the amended plans for application DA2020/0393 - the proposed development at the site of the old Belrose library at 28 Lockwood avenue, Frenchs Forest.

The amended plans do not serve to address any of the concerns that were raised by local residents and planning authorities in response to the original plans. It feels as though the developers are simply playing the "game", and have re-submitted the plans with minimal changes under the guise of 'compromise' whilst the core issues with this development still exist.

- The scale of the development is at odds with any residential premises for many kilometres. The local roads immediately surrounding the site are predominantly made up of 1-2 storey houses sitting on individual 600-700 metre square blocks.
- The amended plans still significantly breach current height restrictions (up to 44%), which was one of the key issues that reviewing committee had with the original design.
- The lack of set back will serve to further exaggerate the bulk, scale and incongruity of the development and reduce visibility at a busy intersection, which poses possible traffic and pedestrian hazards.
- Mature native trees that should have been protected have already been removed without consent. The development will result in the removal of many more and the landscaping plans are insufficient to compensate for the removal of these species and replace habitat for wildlife.
- The site has been continually neglected with no regard for residents, local business or wildlife whilst being under the ownership of the applicant. Based on this lack of respect, I am very concerned at how the site will be managed and maintained during the course or what would be an enormous development project.

It is disheartening to review these mercenary plans which fail entirely to reflect the spirit of the area or of the site's previous role as a community hub. The applicant & developers seem to have failed to seek any input from local residents or draw upon well-established design excellence guidelines which could have presented a unique opportunity to build something that could have generated excitement and true value for the community.

The proposal demonstrates a flagrant disregard for official, quantifiable rules & restrictions stated in the Local Environmental Plans, such as allowable height, as well as ignorance of any good design principles which have been established with the aim of avoiding development atrocities such as this from being inflicted on those that live around, or within, them.

Yours

Jack Hall