
Sent: 21/08/2021 3:39:24 PM
Subject: Online Submission

21/08/2021

MR Benjamin King
5 Kalgal Street ST
Frenchs Forest NSW 2086
nospam@bmsking.net

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

I object to the proposed development application for 28 Lockwood Avenue due to the following reasons:

- 1) The nil set back on both Lockwood Avenue and Glenrose Place is completely unacceptable as it is below the minimum setback required by the planning code and is not in keeping with the locality. There should be a 6.5 meter setback so that this development is in alignment with the rest of the street and to maintain the amenity of the local area.
- 2) The proposed development exceeds the height restrictions set for the site by over 3 meters and is again out of keeping with the local area, if approved it will be of excessive bulk and size which is not compatible with the existing streetscape and will have a negative impact on the surrounding streetscape and dwellings. This is especially true along the public footpath along the western edge of the site between Lockwood Ave and Glenrose Place, where there is excessive bulk looming over this narrow space.
- 3) The proposed addition of 49 dwelling units is an excessive level of development for the size of the site. This will result in many additional people traveling on the local public transport which is already at capacity during peak times on the city routes.
- 4) The proposed addition of 49 dwelling units and the commercial developments will result in an unacceptable amount of traffic in Glenrose Place which is already extremely busy due to the entrance to Glenrose shopping centre.
- 5) The amount of commercial development is excessive for the area and I have concerns that there will not be any demand for additional retail units in the area and they will be left unoccupied and will result in an unused eyesore. The Glenrose shopping centre next door still has units which haven't been leased yet.
- 6) The proposed development will result in the removal of the native trees on the site with no new trees planted to replace those removed including the mature trees which have already been illegally removed by the developer.
- 7) The public space provided in the design will be in a dark and shaded light well, this does not bode well for it's amenity to the public.
- 8) I fail to see any merits in the arguments as to why this proposal should be granted permission to vary the standards of the local environmental plan. This land is zoned for retail, business, environmental and community uses not to allow a developer to line their pockets building excessive numbers of small and dark apartments, how does this satisfy community use or improve the amenity of the area.