
Sent: 28/05/2020 10:08:11 PM
Subject: Online Submission

28/05/2020

MR Armen Baghdasarayan
56 Pringle AVE
Belrose NSW 2085
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RE: DA2020/0393 - 28 Lockwood Avenue BELROSE NSW 2085

Dear Sir/Madam,

Thank you for the opportunity to comment on the above proposal.

I have been a long time resident of this suburb.

I wish to strongly register the following major objections to this development.

- the development does not meet the height and setback planning requirements.
- It will add considerable traffic to the area. With Glenn St, Lockwood Ave and Blackbutts Rd currently struggling with the daily traffic, adding additional cars for 51 dwellings and shops will increase the current congestion (combined with the adjacent shopping complex, playing fields and the showground) and create a massive road hazard in the area.
- The scale of the development is massive and out of character with the suburb.
- During the construction, such a large development will add significant noise, water/air pollution and traffic hazard (heavy vehicles) to suburb, with the local shopping centre and the playgrounds right next door and the main daily congregation point for the suburb residents.
- Population density of the development will be extremely high compared to the surrounding residential environment.
- The proposed development does not present any value to the community, even tho' the original site was a library and green space.

Regards,
Armen