
Sent: 26/05/2020 9:38:39 AM
Subject: Online Submission

26/05/2020

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

I am a resident living not far from the site and walk past it (or drive) on a daily basis. While the site desperately needs to be fixed (re-developed), what has been proposed is an overdevelopment for the location and the site size. It looks (after the first one was rejected) that the "profit" still rules.

- The scale proposed with 51 units and 7 levels (requiring a massive 10 m deep hole to be dug) is an overkill for the site and the surrounding area with lower density population.

This has to be scaled down to maximum 30 units (if not less)

Proposed retail space apart from few on the ground/street level is quite large and mostly underground. I am not sure what kind of clientele is being targeted. The Woolworths developed Glenrose Village is having trouble filling up space in their center, so not sure how and who will be attracted here.

- Proposed height (12.42m) exceeds the current zoning of maximum 8.5m

- There is no offset from the street foot path that impedes visibility on the corner of Lockwood Ave and Glen street which is quite a busy intersection especially as it is also very near with Blackbutts Road. This is contrary to the NSW State Planning Apartment Design Guide.

- With the only access from Glenrose Place, there will be massive traffic (vehicles and pedestrians) increase as it is between the existing petrol station and the local shopping center.

I am not against development as such, nor an increased density, but this development needs to be sent back for revision as it does not comply with several guidelines and regulations, and it is oversized for the location where it is proposed to be built.