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Subject: Online Submission

22/05/2020

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

Thank you for your letter dated 8th May 2020 received 18th May 2020 advising the NOTICE OF PROPOSED DEVELOPMENT

At the outset we wish to lodge our strong objection to this application inasmuch that proposed development is completely at odds to the existing landscape.

The submission to permit the height increase to a maximum of 15 meters should not be approved and the Planning / Zoning Approvals applicable to the site at the time of the sale of the old library should apply. Building right up to the boundary line on Lockwood Avenue is outrageous and must not go ahead, the prospect of permitting the construction of a multi storey building on that junction is beyond comprehension.

The added traffic congestion as a result of this proposed development is of concern, in fact just this week on our daily walk we noted, with delivery trucks turning into Glenrose Place together with cars turning into / leaving the petrol station in Glen Street and two buses turning into Glen Street from Lockwood with one bus turning into Lockwood from Glen - it was gridlock, albeit for a short period. (At that time, no traffic was sighted entering / leaving the car park adjacent to the Glen Street theatre, or pedestrians using the crossing outside the new library.) One would dismay at the impact to early morning traffic volume with the addition of the resident cars and deliveries to the proposed retail premises.

Notwithstanding the detailed traffic analysis as contained in the MTE Traffic and Parking report, the result of "the assessed car parking demand is 179 spaces based upon data from Glenrose Village for shopping centre and gym demand." (page 13) and with the proposed introduction of a roundabout in Glenrose Place (page 17) traffic flow will suffer very significant disruption.

The immediate / short-term benefit by way of this proposal in providing additional employment in the construction industry must be rigorously balanced against the long-term deleterious effect of such a scaled development.

Regards,

John Heffernan