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Subject: Online Submission

20/01/2021

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Frenchs Forest NSW 2086
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RE: DA2020/0393 - 28 Lockwood Avenue BELROSE NSW 2085

My objections are on the basis of the seriously degrading effect the development would have through increased street traffic, street parking and inappropriate population density for a local community area and seriously reduce the quality of lifestyle of homes in the immediately surrounding area.

The corner of Lockwood Ave and Glen St already has high traffic flow at times with traffic waiting turning out of and into Glen St, negotiating two pedestrian crossings in the vicinity, and cars turning out of and into the Caltex petrol station and Glen St community library/theatre area. At times it is already a shambles.

Street parking would be dramatically increased in the immediately surrounding area for at least a distance of 1/2 Km. Street parking would be increased through

- 1) inadequate parking for residents (allocation of only 1+ car/unit),
- 2) shoppers would be reluctant to use the limited on site parking (which is already a compromise) as the one entrance/exit is used by everyone accessing the building including commercial deliveries and parking is often only available by going down 1-2 levels through narrow passage ways. Shoppers will use the Woolworths carpark which will negatively impact this already busy carpark or try to park on the street,
- 3) staff of commercial premises have no parking allocation,
- 4) visitors of residents have inadequate parking allocation.

The existing shopping centre was developed in a local community area. With the local roads and housing it is not designed for a major commercial precinct.

The area around the proposed development is minimal and will have a negative impact on noise, increased number of youths in the area and general congestion of pedestrians and crowds.

For the above reasons the proposed development is completely inappropriate for the surrounding area. The site would be much better if the NB Council bought it back and used it for a Kindergarten and Community/Seniors use.