
Sent: 19/05/2020 11:37:00 AM
Subject: Online Submission

19/05/2020

MR Chris Connell
3 Beckman PDE
Frenchs Forest NSW 2085
chrisjconnell@gmail.com

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

I object to the scale and density of this proposal.

I've been a resident of this area for 45 years, and the current proposal falls short of community expectations in the following ways:

- The proposal does not comply with NSW State Planning ADG setback requirements.
- The maximum height of the application significantly exceeds the maximum 8.5m established zoning for the area. This precedent must be maintained.
- The density of dwelling and scale of this proposal is significantly out of alignment with the local area and character.
- The traffic impact has not been considered. The section of road connecting to the petrol station, new library and shopping centre is poorly designed as it is, for both vehicles and pedestrians, and presents an ongoing threat from multiple intersecting driveways and car park access. This scale of development would add significantly to this problem.
- Parking impact on closely neighbouring streets would significantly detract from local residents, particularly with ground floor retail.
- I note Glenrose Shopping Centre and Forestway Shopping Centre have continually struggled to fill available retail spaces for many years. Add to that the impact of COVID-19 on the retail sector, and the move to online shopping, and it's highly likely these proposed retail spaces will sit empty for long periods of time, attracting vandalism.
- The further removal of mature native trees will negatively impact the local environment (why have large, mature native gum trees been removed already?)

This should be a low-level suburban development in line with the rest of the area, with ample space provided for the community to collectively enjoy. This proposal is a commercially-drive overreach without regard for the local area or their residents. I urge council to reject this proposal.