
Sent: 27/05/2020 8:34:52 PM
Subject: Online Submission

27/05/2020

MR Benjamin King
ST
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RE: DA2020/0393 - 28 Lockwood Avenue BELROSE NSW 2085

I object to the proposed development application for 28 Lockwood Avenue due to the following reasons:

- 1) The nil set back on both Lockwood Avenue and Glenrose Place is completely unacceptable as it is below the minimum setback required by the planning code and is not in keeping with the locality. There should be a 6.5 meter setback so that this development is in alignment with the rest of the street and to maintain the amenity of the local area.
- 2) The proposed development exceeds the height restrictions set for the site and is again out of keeping with the local area and if approved will be of excessive bulk and size which is not compatible with the existing streetscape and will have a negative impact on the surrounding streetscape and dwellings.
- 3) The proposed addition of 51 dwelling units is an excessive level of development for the size of the site. This will result in many additional people travelling on the local public transport which is already at capacity during peak times on the city routes.
- 4) The proposed addition of 51 dwelling units and the commercial developments will result in an unacceptable amount of traffic in Glenrose Place which is already extremely busy due to the entrance to Glenrose shopping centre.
- 5) The amount of commercial development is excessive for the area and I have concerns that there will not be any demand for additional retail units in the area and they will be left unoccupied and will result in an unused eyesore. The Glenrose shopping centre next door still has units which haven't been leased yet.
- 6) There are already 3 gyms in the local area I don't believe there is a need for another gym in this location.
- 7) The proposed development will result in the removal of the native tree on the site with no new trees planted to replace those removed including the mature trees which have been illegally removed by the developer.