
Sent: 21/12/2020 4:58:29 PM
Subject: Online Submission

21/12/2020

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

To whom it may concern,

I strongly object to the DA submission DA 2020/0393.

The plans show the proposed building would shadow houses and the kindergarten adjacent. Their homes and businesses would be impacted by a reduction in light shining onto their properties. Buildings of this height are not in line with the residential and commercial buildings in the area nor the architectural features. It also does not appear to be in line with the 6.5m frontage of the landscaped properties of surrounding streets.

Housing developments in the area have a requirement for green space and to align with the culture and space of the local area. This development would remove at least 69 trees from the area and would not replace them all after the development was completed. The proposal suggests the new trees would be in planters and therefore not offer the same green space nor than same environmental benefit.

There is no requirement in the area for additional retail shops. There are currently empty shop fronts at both Forestway and Glenrose shopping villages. Both these shopping centres offer car parking that could cater for any new retail shops unlike this new proposal.

The addition of 51 dwellings and retail premises will increase the traffic on Lockwood Ave. I have great concerns for the safety of my children and others in the community that utilise the pedestrian crossing. Increased traffic would increase the probability of an accident on this crossing potentially seriously injuring a child. The crossing is hard to see when the sun shines directly onto car windscreens (this item not mentioned in the traffic report).

There is also further danger with cars parking on the road reducing visibility of those attempting to cross the road. Additional people from dwellings and increased traffic from retail would make this crossing exceptionally dangerous.

Higher density units of this nature should not be approved in the area until the councils and governments improve high schools in the catchment. Davidson High School is almost at capacity and desperately needs to be upgraded. Why would you add more pressure to the school already at capacity.

Traffic on Blackbutts Road was not analysed in the report. Morning peak traffic at the intersection of Adams St and Forest Way is very congested in the mornings. High density units would add to the congestion.

Profiteering by developers to fit maximum units in a small space will disadvantage the community as no profits are invested back into the community to improve local infrastructure