
Sent: 14/08/2021 3:05:35 PM
Subject: Online Submission

14/08/2021

MR John Watt
4 Beckman PDE
Frenchs Forest NSW 2086
john@wattever.com

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

**NOTICE OF PROPOSED DEVELOPMENT - NSW LAND AND ENVIRONMENT COURT
AMENDED PLANS**

Application No. DA2020/0393

Address: Lot 1 DP 1199795 28 Lockwood Avenue BELROSE

Description: Demolition works and construction of a shop top housing
development comprising retail premises, 49 dwellings, basement
carparking and landscaping

Submissions Close: 10 September 2021

Dear Sir/Madam,

Thank you for the opportunity to comment on above development proposal. My objections to the
proposal are as follows:

. RETAIL PREMISES ON LOCKWOOD AVENUE

These shops are included only for the benefit of the developer and not the community and their
inclusion in the proposal should be rejected.

. They are an eyesore and are at variance with the scenic quality of the Belrose environment.

. In addition the shops would create a hazard for pedestrians and traffic being so close to the corner of
a very busy intersection. The street parking suggested in the DA would be dangerous, especially so
close to the bus stop which is used by many high school students.

. The retail premises are not compatible with the surrounding and nearby development:

CHANGES FROM PREVIOUS SUBMISSION ARE STILL INADEQUATE

. The height at 11.2m is still too high, standard being 8.5m.

. The development is not compatible with the height and scale of surrounding and nearby
development.

PARKING AND TRAFFIC

. Parking in the proposed development is compliant with existing council requirements. But we all
know inadequate in reality. Where will all the extra cars of residents, visitors and retail customers
park?

.. Parking on Glen Street is a hazard to pedestrians & traffic and needs greater control. Further
parking created by the development will endanger lives..

. Traffic on Glen Street is at peak, further traffic created by the development will endanger lives.

TREES

The Arborist's report appears to suggest that the present trees on the site are unsightly, inappropriate
and need to be removed. Many of the residents of Belrose/Frenchs Forest/Davidson like the trees
(and liked the ones already cut down too) and want the trees retained.

Thank you for the opportunity to comment.

Yours sincerely,
John Watt
Frenchs Forest
14 Aug 2021.