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Subject: Online Submission

29/05/2020

MR David Youman
61 Peacock Parade ST
Frenchs Forest NSW 2086
davidyouman@hotmail.com

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

Dear Sir/ Madam,

I am writing to express my shock and dismay at the development application for the former Belrose Library site.

I have a number of objections to the proposed development.

First, I believe the scale is far too big: 51 units comprising a 5-7 storey dwelling in places, which is completely out of character with the surrounding low-level residential development, and which also exceeds the maximum 8.5 metre height limit under current zoning.

Second, the population density such a development would bring is far too high compared to the surrounding low density housing.

Third, the proposed development fails to comply with NSW State Planning ADG setback requirement: that is, it will be built right up to the edge of the footpath.

Fourth, the development will greatly increase danger to pedestrians, particularly as the building will impede visibility at an already very busy intersection with several pedestrian crossings.

Fifth, the development will involve the loss of many beautiful mature native trees, which currently provide habitat for birds and other wildlife, to be replaced with minimal landscaping which is urban and ornamental.

Finally, although the original site was a much-loved community hub, the proposed development offers very few benefits to the local community.

For these reasons, I believe the proposal is not suitable to the location and must not be approved in its current form.

Thank you.