
Sent: 27/05/2020 12:23:02 PM
Subject: Online Submission

27/05/2020

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

Re: Application DA2020/0393 - 28 Lockwood Ave Belrose, 2085

Description: Demolitions works and construction of a shop top housing development comprising retail premises, 51 dwellings, gym, basement car-parking and landscaping

To Mr Cocks,

I am writing to request council oppose the planned development for 28 Lockwood Ave Belrose in its current form.

My objections are listed below:

1. The proposed 51 dwellings exceed any complex in the locality and is not in keeping with the current environment and surroundings.
2. The retail floor space large and will create oversupply in the area.
What retail outlets will be in this location? Glenrose Shopping Centre was remodeled and reduced the number of speciality shops and now we wish to add effectively an additional shopping precinct which was not required in first place.
4. The development exceeds the maximum height limits on all sides.
Frankly this will stand out "like a sore thumb" and will create a precedence for further high rise developments in the area.
5. The building setback for Lockwood Parade and Glen Street do not align with existing street, in addition,
6. The lack of setback from the development will increase the risk of pedestrian incidents noting that Mimosa Public School and Davidson High are in immediate walking distance and as I am sure your applicant would not, during school afternoons there is a high volume of foot traffic walking through this area to public transport or home,
7. Intuitive pedestrian desire lines shall be blocked by development;
8. The traffic assessment does not consider all vehicle types in model or model events traffic generated by regular events at Glen St Theatre and weekend sporting events at Sporting Fields.

9. The additional traffic and the controlled access to development will add to congestion and increase the risk of pedestrian and/or vehicle accidents in Glenrose Place.

In addition, the additional vehicles will add to traffic congestion when trying to exit onto Forest Way via either Blackbutts Road or Glen street which if your applicant would care to spend some time during peak hour will indicate can take sometimes 15-20 mins to get onto the road.

Also the public transportation system is already extremely busy during peak as well and whether an additional 100 persons per trip could be accommodated.

The proposal is not in keeping with the local character of the area and should be opposed.

The proposal is too large and too high, and the few benefits do not outweigh the many negatives.

The council should not be satisfied with a D.A which "generally" meets planning requirements.

This WILL NOT increase employment opportunities significantly in area but it will INCREASE overall density, traffic and also create a higher risk for pedestrian and traffic accidents.

Regards

Garry Tanner