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

I am writing express my objections to the DA20200393 at 28 Lockwood Ave, Belrose, 2085. The DA represents a gross overdevelopment and does not fit into the street scape or landscape of the local area. Even the new Woolworths Glenrose Village has been designed with more taste and consideration for residents living in the area.

My specific objections are :

- 1) The increased traffic in the immediate area affecting Glen St, Glen Lane, Lockwood Ave and Blackbutts Road. This increase would involve customers, delivery trucks and commercial staff. There is already congestion at neighbouring intersections and pedestrian crossings that at times is dangerous to pedestrians and causes frustration to motorists.
- 2) The number of carapaces in the building is seriously inadequate from a Customer perspective, a Residential perspective and a Commercial Staff perspective.
- 3) P.12 of Appendix A of the Environmental Effect Statement says that "Staff, customer and courier parking are all considered within the proposed parking layout". There is no consideration for staff parking in the plan. Clearly staff who drive to their work will park in the Woolworths carparks and take up space from shoppers at the Glenrose Village.
- 4) Planned Customer parking is already inadequate and only claimed to be sufficient based on estimates about the Gym usage during the day. The estimates for the gym usage are wrong for this area. In this area my experience is that gyms are busy all the time in the morning up to about noon. Mon-Fri the 9-5 workers use the gym early and then mums and families from the area use the gym up to noon.
- 5) Residential parking spaces that are planned are really inadequate. P.10 of the Traffic & Parking assessment states that they are allowing only 1.2 spaces for two bedroom units and 1.5 spaces for three bedroom units. These days most couples or families that have a two or three bedroom unit will have two cars or even a third trade vehicle. This means that the second vehicle will be parked in the neighbouring streets or more likely in Woolworths carpark.
- 6) The building is to have a LG level and three basements. To get to the required depth for the basements and to get space for the designed number of carapaces will require excavating the site to a depth of approx. 50 meters and to near the boundaries of the site. This site is built on solid sandstone which will require extremely noisy mechanical excavation over possibly 6 months or more. This will be completely disruptive to houses and families within 1.0 KM radius of the site and is likely to shake the foundations and damage houses of residents immediately adjoining the site.
- 7) The site will need to be excavated to near the boundaries of the property so it is extremely important to make the boundaries clear in the DA. On P.21 of the Statement of Environmental Effects, fig. 8 shows the western boundary of the property running immediately alongside the boundary of 1 Ashworth Ave. This is incorrect. There is a council lane way that runs through from Lockwood Ave to Glen Place which should be shown in the diagram.

8) The western side of the proposed development is too close to adjoining properties. The Statement of Environment Effect in Appendix A P.31 says that "The proposed design provides generous setback to adjoining residential land and will not materially reduce the amenity enjoyed by adjoining properties". This seems to be quite wrong as the property at 1 Ashworth Ave will be seriously affected by the development and by the proximity of residential people and commercial customers and flashing lights and noisy alarms to control traffic within the commercial and residential driveways.

This development might suit built up areas like Manly or Dee Why but in this area it is completely unsuitable.

On the basis of these very serious concerns I strongly urge the NB Council to reject this proposal.