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Subject: Online Submission

08/09/2021

MR Greg Foord
- 82 Peacock PDE
FRENCHS FOREST NSW 2086
gregfoord@bigpond.com

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

We wish to lodge our OBJECTION to the proposed revised development as again concerns by us and the community from all previous applications continue not to be addressed. It appears that the developer is submitting a very similar plan each time with minimal revisions.

I fail to see any merits in the arguments (not to mention the regulations that are trying to be dodged) as to why this proposal should be granted permission. Once again this proposal adds no value to the community, the environment and scale of the land parcel.

Our points remain:

- The proposed building is again above height restrictions. There is a complete disregard to height and scale regulations. Legitimate points on this have been made in many previous submissions.
- The proposed building has too many dwelling for the parcel of land size. This application has not changed much when it was 51, it is now 49 which is not aligned to the local housing in the area.
- Allowing such a building in its proposed size will have parked cars, that could be up to and in excess of 50, overflowing to surrounds streets, these streets were not built to house additional cars to be parked on them like this. We want our children and their children and their children to be able to play in our suburb without our streets being lined with cars and inhibit the drivers views when driving down the streets to their residences. It's extremely dangerous.
- The proposed building setback is not far enough back from the street and is definitely out of keeping with the area. The community really doesn't want it to look like Pittwater Road in Manly Vale.
- The proposed entrance is right opposite the Woolworths loading dock, where there are numerous semi trailers and other delivery trucks daily entering and leaving. It is also in the same street to the main underground carpark to the Glenrose centre and one of the feeders to the street level carpark. Allowing such a large scale building with the proposed number of dwellings will have a large number of vehicles entering and leaving and is simply too dangerous.
- Again, we would like to point out the location is at a very busy intersection and would increase danger to motorists, cyclists, pedestrians and especially children and the hundreds of school kids who pass through this part each day. Allowing such a large scale building with the proposed number of dwellings is too dangerous.
- The proposed building again has a retail portion. Brick and mortar shops are struggling to be rented right next door at the Glenrose Shops and all over Sydney for that matter. Retail spaces at this location are not in keeping with the street. There is absolutely no need for additional retail, restaurants or cafes as there is plentiful in the area already.
- Excavating down 3 levels right next door to a petrol station, a kindergarten and quiet residential streets will mean an unnecessary disruption and other environmental impacts to the

surrounding land during building and well beyond into the future.

- As resident living close by we already have excess noise being generated from Glenrose shopping centre from the air conditioning all hours, cars arriving and departing, semi trailer arriving and departing (and the audible beeping from their reversing), Return and Earn bins being emptied into the back of bottle trucks. Allowing such a large scale building will increase all of this.
- Again currently when there are events at Glen St Theatre and/or sporting events at the Oval, local parking is already under pressure with considerable congestion, and this would be exacerbated by the proposed development.

The community sentiment has clearly been felt from the previous proposals the developer attempted to put forward and all key issues remain with this "revised" proposal. No one is arguing that the site needs developing however the area is a low density, low height residential suburb which the developer has known all along on purchasing the parcel of land. Remove the retail portion, provide two-storey residential townhouses to align with the rest of the community.

Regards

Greg & Jackie Foord