
Sent: 26/05/2020 3:51:57 PM
Subject: Online Submission

26/05/2020

MR Trent Freeman
23 Lockwood AVE
Frenchs Forest NSW 2086
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RE: DA2020/0393 - 28 Lockwood Avenue BELROSE NSW 2085

As Owners of a property in Lockwood Ave we wish to strongly OBJECT to the proposal submitted before Council.

Having read and reviewed the planning proposal we are absolutely horrified and deeply concerned with what has been submitted.

Firstly, the proposal does not comply with the NSW State Planning setback requirements. The build is far too close to Lockwood Ave and not in line with other houses in the street with regards to size, scale or architectural features along Lockwood Ave. All residential dwellings in this street comprise of single and two storey dwellings, along with St. Stephens Church and kindergarten and all with 6.5m front landscaped street setbacks.

The height of the application significantly exceeds the maximum of 8.5m established zoning for this area. The development will dominate the surrounding properties and will create a poor visual when viewed from adjoining properties and surrounds.

Plans show they will need to excavate more than 10 metres below ground. What impact will this digging have on surrounding properties? The Noise and pollution will certainly affect those in close proximity along Lockwood Ave.

Traffic/ Parking - The increase in traffic, congestion and competition for parking during the development and following completion will cause significant delays to journeys and create an additional danger to pedestrians and those looking to access the bus stop on Lockwood Ave. It has become a busy area now with access to the petrol station, Glenrose car park, theatre and library. An additional 51 dwellings, retail premises and gym would be a nightmare. Furthermore, having retail facing Lockwood Ave will encourage drivers to park along Lockwood Ave and not use the underground carpark which will create additional traffic hazards.

The development will dwarf the adjoining properties and be an absolute eyesore to the local neighborhood. We certainly do not want to look out the front of our house and see such an atrocity looking over our property. The original site was a community hub, this development provides no benefits to the local community.

We trust you will consider our views and respect those of someone who has lived in this area for a long period of time. We look forward to seeing a revised proposal with something more suitable to our area and better consideration given to the surrounding neighbours and local community.

Kind regards,

Trent & Ana Freeman