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Subject: Online Submission

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

I write to oppose DA2020/0393. In summary the objections are as follows:

- additional traffic created
- proposed development not in character with locality
- retail oversupply that is not needed nor necessary
- does not meet locality plan

The proposed development is too large in that it will add 51 additional dwellings and additional retail to the area, creating significant extra traffic in a residential zone, with increased complexity and risk to an already complicated traffic pattern on Lockwood Rd/Glen St/Glenrose Place. Additional traffic will be from residents, retail users and delivery vehicles. Local roads cannot really support this. Lockwood and Glen already carry additional significant traffic due to the recent additional of Glenrose Village shopping centre. Furthermore, 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.

Lockwood Rd is a primarily residential street which contains detached housing with significant setback. The proposed development is totally out of character with the current locality and does not align with this. Furthermore it will create retail street frontage, with minimal setback, which is not in character with the locality, and does not align with existing setbacks. It will create a strip shop frontage. Additionally, there is absolutely no shop-top housing (of this scale) in the locality - there are some smaller shop-tops locally which are of a more appropriate scale for the area. The proposed development of 51 units far exceeds any mixed-use buildings in the area and thus is inappropriate.

There is already a significant retail centre right next door to the proposed development, which proposes to add further retail to the area. There is absolutely no need for additional gyms as there are already two within 5 mins walk, as well as a choice of restaurants. There is plentiful retail in the area already and no need for more.

The proposed development does not meet the Northern District Plan (NDP) which identifies Belrose as a 'village' - the proposed development would, in fact, be high-density residential. Additionally it is proposed at 8.5m height which exceeds zoning height limits.

Council should not grant consent