
Sent: 12/05/2020 8:58:27 AM
Subject: Online Submission

12/05/2020

MR David Loomes
- 6 Marina PL
Belrose NSW 2085
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RE: DA2020/0393 - 28 Lockwood Avenue BELROSE NSW 2085

Dear Sir,

I submit the following comments on this proposed development. It is pleasing to see a more favourable development consisting of shop top residential but there is still some distance to go before the development becomes acceptable to the community.

Bulk.

The proposed building is still very bulky compared to the surrounding and neighbouring buildings with a proposed FSR of 2.01 to 1 and height exceeding the 8.5 metre limit right on the street boundary line.

Set Backs.

The proposal is for zero set back along the whole of the Lockwood Ave and Glen St frontages with minimal set back to Glenrose Place. Existing buildings fronting these streets have set backs of 8 or 9 metres. This zero set back at the corner of Lockwood Ave and Glen St will affect vehicle sight distance and create a traffic hazard.

Trees.

Due to the excavation of basements covering over 90% of the site every remaining existing tree will be removed. Current experience indicates that by the time of any development there is unlikely to be any existing trees on the site anyway.

Traffic.

Apart from the obvious increase of traffic on Glen St, Blackbutts Rd and Lockwood Ave due to the increase in residences by this development there will be an unacceptable increase in traffic in Glenrose Place. At present Glenrose Village has over 500 car spaces with access at 4 points 2 of which are in Glenrose Place. Assuming Glenrose place takes 50% of these vehicles the 158 car spaces provided in this proposal will increase use by vehicles by over 60%. Entry to and exit from Glenrose Place from Glen St is already compromised by the proximity of the service station driveways and large trucks proving good to Woolworths.

I request that Council carefully consider these points when assessing this Development Proposal.

Yours faithfully,
David Loomes.