
Sent: 2/06/2020 8:29:28 AM

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

I write to object to the development application DA2020/0393 - 28 Lockwood Avenue BELROSE NSW 2085.

As an Ashworth Avenue resident, my primary concern is the creation of demand for parking in our street. Particularly with commercial business on the site, available parking will be inadequate, and local culdesacs such as Ashworth Avenue, Pindrie Place and Wingarra Grove will become known as "parking hacks" for users of the site. Further more, any licensed establishment on the site will turn this congestion concern into a safety concern.

My second concern is that the development looks to house business that are not required, and are catered for elsewhere nearby. Hospitality is well catered for in the Glenrose centre, and two gyms are located literally across the roads. These are business premises we don't need, and are obviously there to serve the applicant's interest and not the community's.

My third concern is the thin-edge-of-the-wedge introduction of higher-density housing in suburban landscapes. There is a place, and a requirement, for high-density housing in our community, but 28 Lockwood Avenue is not that place. One only needs to stand at the site and look around to see that is is completely inappropriate.

All these points serve to demonstrate that the scale and usage of the development aim to satisfy the developer's interests, not the communities. Whilst recognizing that the owner of the site has a right to redevelop it, they should be made to create a development that supports the community, not just profits from it. If an appropriate development is not profitable for the applicant, then that should fall on the applicant and their due diligence. We should not be loosening our controls and lowering our community standards to enable the applicant's numbers to add up.

I would also request that the council review the requirements for resident notification, as a house half way along Ashworth Avenue should be included, being only 100m away and on a street expected to be largely affected.

Regards

Stewart Marler