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Subject: Online Submission

16/08/2021

MR Chris Connell
3 Beckman PDE
Frenchs Forest NSW 2086
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RE: DA2020/0393 - 28 Lockwood Avenue BELROSE NSW 2085

I object to this proposal.

1) Height. The height at 11.2m is far too high for this area. This application should be made to comply with 8.5m like everyone else.

2) Scale. The development is not compatible with it's surrounding environment. It is far too large for the area.

3) Traffic. This will cause significant traffic and safety issues. There are already significant traffic issues with the Glen St Place entry/exit adjacent to the petrol station and Glen St theatre on the opposite side. This development would only exacerbate that problem, as well as cause significant safety issues for school children and the elderly in particular. In addition, local adjacent streets would be flooded with traffic and parking congestion if retail was placed adjacent to Lockwood Ave, given the issues that already exist accessing Glen St Place.

4) Retail. Glenrose Shopping Centre has several retail spaces laying empty, and not just due to covid. In fact it never reached full and stable capacity since it opened. The low density of the surrounding area does not support additional retail capacity, which would inevitably lay empty, encouraging vandalism.

5) Canopy. The area is called Frenchs Forest for a reason. Too many gum trees have already been removed from the site. You must protect the local environment and landscape and not allow more trees to be destroyed.

I note with interest that the very few positive comments on this development are from those that live quite a distance from the development site, and I'm sure would have differing views if this was being proposed next door to their own homes.

Thanks,
Chris