

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPIE PDPS Glenfield Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Draft Glenfield Place Strategy
Date: Thursday, 11 February 2021 5:27:59 PM
Attachments: [42belmontrd.pdf](#)

Submitted on Thu, 11/02/2021 - 17:22

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Laurie

Last name

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I would like my submission to remain confidential

No

Info

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Submission file

[42belmontrd.pdf](#)

Submission

Land use zoning for 18 metres-high housing (marked P on plan) stops at 42 Belmont Rd where it drops to 11 metres (L).

I appreciate the zonings have to start and stop somewhere as building heights transition from high-rise to low-rise.

However, the proposal as it stands handicaps 42 Belmont Rd because the property will be overshadowed by 40 Belmont Rd on its left and by 1 Baldwin Ave at the back.

That is, it will be "hemmed in" fully by 7 metres in extra height on two out of four sides.

Adding to the problem is that 42 Belmont Rd is virtually at the same ground level as No 40 and No 1.

Belmont Rd gradient starts rising again from No 44 onwards.

Perhaps zoning for 42 Belmont Rd can be changed from L to P.

Attached please find supporting images in a PDF document.

Yours sincerely,

Laurie Rebase (phone 9871 4149).

I agree to the above statement

Yes



