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**Sent:** 20/01/2021 10:54:49 AM  
**Subject:** Online Submission

20/01/2021

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

I wish to strongly object to the updated proposal submitted. The resubmission has only addressed part of the height issue (still not within the zoning) and still has 51 units on this site which is a gross over development given the site size.

The development is completely out of character with the suburb's dwellings, with a very high population density compared to the surrounding residential environment due its excessive bulk and scale on the land. A development for this site should align with the rest of the street at 6.5m from the front property line and set back from the adjoining reserve maintaining the amenity and local characteristic of the area. There is absolutely no requirement in the area for additional retail shops or another gym as there are 2 gyms within 150m of this site. There are currently empty shop fronts at both Forestway and Glenrose shopping villages. In addition Lockwood Avenue is a quite residential street and it is not appropriate for Retail and Commercial space to be introduced on to this street.

Of concern is the amount of excavation proposed on the site. Excavating down 3 full levels right next door to a petrol station, a kindergarten and a quiet residential street will mean an undue disruption and other impacts to the surrounding land. The bulk and scale of the proposed development is not in keeping with the surrounding street scape, especially along Lockwood Avenue and the public reserve and walkway. Ideally the applicant's subsequent proposal should:

Whilst the recent amendment attempts to address the exception to the Height of Buildings development standard contained in Clause 4.3(2) of WLEP 2011. To summarise, the underlying purpose of Clause 4.3 of WLEP 2011 is to manage the height and scale of any future built form, in order to mitigate any adverse impacts on the character and amenity of the surrounding area. To consider this, one should take a walk down Lockwood Avenue and take note of the character and amenity of a quiet, neighbourhood street. Dwellings are set well back from the street front, families walk the pet dog towing along young children as they learn to ride their bicycles enroute to the parks and amenities nearby. This is not a street for shopfronts abutting the footpath. This is not a street that entertains the character of a multistory, grossly overstated shopping/apartment complex. This proposed site development is in no way in keeping with the character or amenity of the surrounding area, and as such Council must not grant consent to the development as proposed as stated in Clause 4.6 of WLEP 2011.