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**Sent:** 10/09/2021 11:03:45 PM  
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10/09/2021

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

There are some positives, notably the increase in the underground parking spaces.

The height remains a concern, albeit only from the Glenrose Place side, which is where I walk almost every day. I sincerely see this area along Glenrose Place becoming a concrete jungle. This should not be accepted without considering all alternatives. Whilst the almost-4th-floor is now planned to be further back and less dominant than before, the proposed design will still breach the height limits by almost a person at the edge of the building, and almost two persons at the highest point. This is not in keeping with the regulations.

The worst of the features remain. The first one being that the building should not be allowed to sit right at the edge of the three road boundaries. This not only reduces visibility for drivers and pedestrians, which is plainly dangerous, but also contributes to the overall enormity of the structure. There ought to be visual relief, there ought to be adherence to the prescribed set back from the edge of the property boundaries.

The second one being the vastly increased traffic flow around these streets, with resident's visitors having to find parking in the shopping centre or the nearby streets, notably Ashworth Avenue and Lockwood Avenue. These streets were not designed to take the additional traffic from ~50 units. There should never be a need to think of installing traffic lights to control the traffic flow in our little suburb, yet it will become a high probability if these units are built as proposed.

Could I also suggest that Council give some thought to requiring a 'vested interest declaration' from any person who elects to submit a comment for major projects such as this one. We should all be required to declare if we ourselves are a property developer, or if we have an affiliation to a property developer. There is a clear commonality of style and commentary from the handful of contributors who are firmly in favour of the development and it would be good if Council could understand what links them together.

Having said all of that, the empty site is an eyesore, and I would be delighted if we could find some common ground and move forward with a development that would be in keeping with its surrounds.

Thank you.