

---

**Sent:** 18/01/2021 9:26:10 PM  
**Subject:** Online Submission

18/01/2021

MR Greg Foord  
82 Peacock PDE  
FRENCHS FOREST NSW 2086  
gregfoord@bigpond.com

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

We would again like to express our concerns and strongly object to the updated proposed development DA2020/0393.

This proposed development remains completely out of character with the locality and adds no value to the community but will be an eyesore with the building being too high and no set back from street just to name a few. There are height and set back limits for a reason and should not be allowed exemptions.

Concerns were previously expressed about the amount of excavation proposed on the site. Excavating down 3 full levels right next door residential properties, to a petrol station, a kindergarten, still not addressed. The parking overflow that will occur in the local streets, still not addressed. The number of units, still not addressed. The unnecessary over supply of retail and another gym, still not addressed. There is absolutely no need for additional gyms as there are already two within 5 mins walk. There is plentiful retail in the area already (with many vacant) and no need for more. Additional significant traffic increase to our local roads and residential streets, still not addressed. And to highlight the traffic and more, when our local Glen St Theatre and/or sporting oval have events the streets fill up and considerable congestion occurs, and this would be exacerbated by more people and more cars from the proposed development.

Lockwood Avenue, neighbouring streets and the Glenrose precinct reveals a quiet, neighbourhood village with detached dwellings set well back from the street. This is not a street for shopfronts lining the footpath. This is not a street or area suitable for a multi-story, oversized shopping and apartment complex. This updated proposed development is again not in keeping with the character or amenity of the surrounding area and as such should not be granted consent. A development for this site should align with the rest of the streets in the area being at 6.5m from the front property line just to name one.

The developers purchased the property knowing the restrictions due to the locality. Please ensure they keep to the rules.