

---

**Sent:** 2/09/2021 11:45:50 AM  
**Subject:** Online Submission

02/09/2021

MR John Watt  
4 Beckman PDE  
FRENCHS FOREST NSW 2086  
john@wattever.com

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

Dear Sir, re 28 Lockwood Avenue BELROSE NSW 2085 development - Belrose Old Library site.

I wish to add further to my earlier submission, The prime issue to me, and most disturbing, about the application is the matter of the proposed shops on Lockwood Avenue. There is most certainly a traffic danger here and I fear bad motor vehicle accidents on Lockwood and Glen and danger to 100's of Davidson High school children as they make their way across the road to the bus stop and nearby Glenrose Village shops, some via the crossing most not. Why do I say this? a. The shops and flats above do not comply with boundary set backs, by the developers own statement, thus sight lines are impeded for motorists and pedestrians. b. The developer's plans show artist's impressions of cars parked outside the shops, it takes little imagination to foresee the dangers to people and vehicles if this were to be approved. And if the parking was denied the danger created to people and vehicles would be intense as drivers attempt to find alternate parking. As a last word, the retail premises are just not compatible with the surrounding and nearby development.

Further about the non compliance of boundary set backs, with the insufficiency of deep soil planting on the site it is vital that the tree cover on the existing set back on Lockwood be preserved and maintained if we are to preserve the scenic quality of the Belrose environment. Thank you for the opportunity to comment further.

Yours sincerely,  
John Watt  
Frenchs Forest  
2 Sep 2021