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Subject: Online Submission

10/09/2021

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

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I would like to express my concerns and strongly object to the updated proposed development DA2020/0393.

Firstly, I would like to note my complete astonishment having found that after the initial submission was rejected by the council and community, the developers have gone through the process again and here we all are, again, rejecting a new proposal that has only 2 units less and still above the allowable height limit. I can not understand why the developer can not simply amend the plans in keeping with the council height restrictions, that would be a great start!

My main objection is the overall size and scope of this development. Which in turn will put pressure on our road and traffic infrastructure and create danger for pedestrians.

Having 49 residential units with a mix of 1 - 3 bedrooms, will add a minimum of 100 residents and a minimum of 100 cars. The traffic congestion and the lack of parking will lead to chaos in our local streets that are currently enjoyed by our community. To put the only entry/exit on Glenrose place is just in the wrong spot. This is a street that already sees two entries/exits to Glenrose, along with a loading dock for Woolworths, it is a street that is a walk way for residents on the Western Side of Glen Street to walk up to enjoy their gym./theater/library/oval. It is a Street that provides access two Kindergartens (St Stephens and Let's Play). It is a Street that allows for people with disabilities to access services. It is a Street that allows wheelchair access to Glenrose and onwards to the community hub. It is a Street that children walk across from Mimosa Primary, Kamobora Primary, St Mathews and Davidson High. It is a street for people to access the tennis center. Why then would you allow a developer to add onto the street an extra burden? It does not make sense for the current community, or the residents that will eventually be living in the property.

If the proposal were lowered to meet the current height restrictions, plus had some set backs from the street, I could see a lovely, suitable, property in keeping with its location and comprising around 30 units. This would be a logical number of residents that the site would manage to take, with access from both Glenrose place and Lockwood Avenue.

I am certainly not against the site being developed and eagerly await something to happen. But let's just get real about this and put something in that makes sense in the location!

Council said no to a larger shopping centre, I hope council can stay strong and say no to a developer that is trying to exploit the system by re-submitting the same applications over and

over. Our height precedent is set in Belrose, and that is that!

Sharon Stewart