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**Sent:** 20/01/2021 10:18:50 AM  
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20/01/2021

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

I am writing to strongly object to the proposed development at 28 Lockwood Ave Belrose. The development of the land is completely out of character for the area and contravenes many of council's DA requirements.

The height of the development is almost double the 8.5m requirement for dwellings in the area.

The setback of the development is almost non-existent and sits not align with the neighbouring properties, nor the majority of the street, which is a minimum of 6.5m. Not only does this create an eyesore within the community, the concern should be raised as to the visibility for drivers of both other vehicles and pedestrians.

The addition of 51 dwellings as well as retail premises on such a small footprint of land, will create traffic problems at that intersection. The increase in traffic and cars parking on neighbouring streets is a safety concern for local residents as well as school children who walk and ride to school.

The proposal does not conform with the council's overall vision of a community hub. The site does not offer any type of community space, merely provides a gym facility that is not required, due to the two existing gyms within 100 metres of the site and retail spaces that are already well catered for in the adjacent Glenrose Village.

The local council has gone to great lengths to make the local area a very family friendly and family oriented area, by ensuring no mass overdeveloped has taken place, to date. If this proposal was to be approved, it will set the precedent for future mass development, turning the once peaceful area into an overpopulated suburb, with little appeal to anyone.

I strongly urge council to listen to their rate payers and object this proposal for what it really is, a mass money making exercise for greedy developers.

With regards  
Jodie Kenny