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**Sent:** 31/08/2021 9:14:00 AM  
**Subject:** Online Submission

31/08/2021

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

I object to the plan development for the following reasons:

- The DA does not fit with the local community retail and housing stock. There is no mixed use development of this bulk in the area.
- There is a complete disregard to height and scale regulations. Legitimate points such as these made in previous submissions should not be overlooked.
- The active street front on Lockwood is not required - a few hundred metres of active street front will not make the suburb feel like "inner city".
- We don't need any more retail as there are more than sufficient retail outlets within the adjacent Glenrose Shopping Village.
- The additional traffic (both residential and commercial) from development will create a hazardous environment for pedestrians, cyclists and vehicles in Glenrose Place and at intersection of Glenrose Place and Glen Street.
- If allowed, this high density block of units will set precedent for challenging LEP and the fabric of the local area. The Frenchs Forest Specialist Centre is being design with this type of building and environment to meet long term population and employment needs.
- The Northern Beaches Council has already listened to the concerns of the community and supports us in requesting a development more suitable to the area.