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**Sent:** 29/05/2020 10:37:22 AM  
**Subject:** Application DA2020/0393

I wish to object to the development application 28 Lockwood Ave, DA 2020/0393 on the following grounds :

- \* It exceeds the maximum permitted height zoned for this area.
- \* The density for this proposal is too great for this lot, when compared to the surrounding low density residential area.
- \* This proposal does not conform with council's community hub concept. The provision of a designated area for gym is not a community space. There are several gyms already operating in close proximity to this proposal, including one in the adjacent shopping centre, and another in the Council's library/ theatre complex across from this proposal. Another gym is excessive.
- \* The lack of a setback from the footpath does not comply with NSW state planning codes for apartment design. Very little open space is provided in this proposal which almost totally covers the block.
- \* It is not possible to replace the mature trees which have been and will be destroyed. These trees provide temperature moderation as well as shelter for native birds. The amenity of the area will be destroyed.
- \* There will be extreme overshadowing of adjacent buildings, including a preschool and its outdoor play space.
- \* The traffic generated by this proposed development will cause congestion for vehicles entering and exiting the shopping centre, and for traffic travelling along Lockwood Ave and Glen Street, which is a narrow suburban street.

This development needs to be dramatically scaled down to be in keeping with the existing urban qualities of residential suburb.

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Sent from my iPad