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**RE: DA2020/0008 - 3 Central Road AVALON BEACH NSW 2107**

To whom it may concern.

I wish to lodge my objections to the modified development plans for 3 Central Rd, Avalon are as follows

Firstly, this is not affordable housing, rather an attempt to squeeze as many units as possible onto a residential block, and as such I see there should be no relaxation of council regulations even for minor breaches.

There is still no provision for visitors parking, in fact, resident parking has been reduced by half, this will impact Central Rd and long term parking for any overflow of residents with 2 cars and visitors, this area is already heavily congested with the school, the Church and the bus stop. The current driveway is on Central Rd, and this should remain. Patterson Lane is highly used by pedestrians, many young children on bikes, with compromised road sense, and not aware it is shared with cars, there should be no more cars accessing this lane than is absolutely necessary.

The height is still not compliant, exceeding the allowable limit with an ugly lift overrun, not visually attractive or sympathetic to the local landscape

The basement level still protrudes the allowance for the 3 level restriction.

The overall yield from 8 to 7 still exceeds the allowable floor space ratio.

The development is still way too big for the block, and will not enhance the streetscape at all.

The current streetscape is that of mature old trees, and a house set well back from the street.

The bulk and scale has been minimally altered, but should be reduced to be compliant with current council regulations.

The development does not provide a reasonable level of privacy, especially on the boundary with 5 Central Rd.

The council should oppose the removal or impact on any mature trees, especially those native to the area, and even more so to any existing Council trees, there for the enjoyment and privacy they provide for all the local residents.

I would still value a meeting called with local residents to discuss this development

With kind regards

Susan Humphreys