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**Sent:** 11/11/2020 8:33:44 AM  
**Subject:** Online Submission

11/11/2020

MR Greg ryan  
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Avalon Beach NSW 2107  
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**RE: DA2019/1260 - 29 North Avalon Road AVALON BEACH NSW 2107**

To whom it may concern.

I am strongly apposed to the proposed development DA2019/1260.  
This proposal for senior living space clearly does not comply with the guidelines set by the governing bodies.

The provision for 22 cars spaces in an underground facility demonstrates that this development will add significant additional traffic to the area and they are using the over 55's as a smoke screen to get higher density housing.

The development does not have the required distance to public transport.  
The development does not have the required pedestrian pathways for seniors and people with disabilities for whom the development has been applied for.

The removal of substantial trees on the property without any approval again demonstrates the attitude of the developers who are trying to steamroll the council and have no desire to do what is in the interest of the community. Many people in the area have requested to have a tree or 2 removed from there property and have been denied by council, but this developer just goes ahead and removes the trees do they can not be used as an argument against this development so he can maximise the projects profit.

This development is just a money making exercise by the developer who does not live in the area and has no idea or care of the impact it will make on the life styles of those already in the area.

Congestion, privacy, traffic increase, ascetics of the street scape.  
Please do not allow this development to proceed.