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**Sent:** 8/06/2020 6:56:25 PM

**Subject:** Re: DA2020/0442 - 231 WHALE BEACH RD , WHALE BEACH

Avalon Preservation Association, on behalf of the many Avalon Beach residents who enjoy Whale Beach, supports redevelopment of this run down

site. The design incorporating top and lower levels, and making better use of them, seems imaginative on a difficult site.

However, the overall scale and bulk of the proposed development from the artists drawing and plans, appears excessive, and not in keeping with the surrounding beachside village feel & bushland character **nor the desired future character of this area.**

APA would prefer, given the excessive bulk of this proposal, that the height be reduced and setbacks on all boundaries be increased, so the overall impact of the built form is reduced, especially when seen from below, and more landscaping/canopy tree planting, can be included.

The development should blend in with the neighbourhood ....not stand out in it or dominate it, due to its overall size and **needs to be strictly compliant with all NBC controls**

Peter Mayman  
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