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**Sent:** 10/11/2020 11:26:35 PM  
**Subject:** Online Submission

10/11/2020

MRS JAN NELSON  
93 - Avalon Beach NSW MARINE PDE  
AVALON BEACH NSW 2107  
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**RE: DA2019/1260 - 29 North Avalon Road AVALON BEACH NSW 2107**

\*THE bulk and scale of the development is not in keeping with the residential character of the local area - it is an over-development.

\*AS this is supposed to be seniors living development: There is no convenient, safe access to essential services, including public transport.

\*IS on a very busy, congested road for a large part of each day. 22 extra vehicles will only add to the aggravation of existing residents which is already obvious on the main road and feeder roads, especially at peak times.

\*IT is estimated around 200 trips by concrete trucks will be required to build the foundations and basement which will cause major disruptions to traffic flow in the whole neighbourhood. The scale of the huge underground carpark is totally out of character with the area.

\*THE excessive height of the buildings and the bare minimum setback will result in significant loss of privacy to neighbours and overshadowing.

\*THE site will be dominated by the scale of the buildings which appear to cover approximately 90 percent of the property and there is not much allowance for gardens and trees.

Jan Nelson and Cameron Nelson.