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**Sent:** 10/11/2020 2:40:52 PM  
**Subject:** Online Submission

10/11/2020

MRS Glynis Lance  
57 Marine PDE  
Avalon Beach NSW 2107  
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**RE: DA2019/1260 - 29 North Avalon Road AVALON BEACH NSW 2107**

I object strongly to this development, which is completely out of character with its surrounds in a residential street of individual houses.

It is excessive in size and construction on this scale will cause huge disruption in the neighbourhood.

Has a council officer ever stood at the junction of North Avalon Road and Barrenjoey Road between 9.00am and 9.20am? It currently can take in excess of 20 minutes to exit the junction and this development will only exacerbate that situation. The same traffic issues apply at 3.00pm. A study should be done as an absolute pre-requisite before even considering further development on this scale.

There is not a single benefit to the community in this proposed development. The height of the proposed buildings is excessive when compared to neighbouring buildings and the block size is too small to house 10 units without going to this height. An underground car park, as proposed, will require huge construction equipment and materials which will be to the detriment of all residents.

On all levels this is bad and opportunistic development symptomatic of greed of developers without any due consideration given to the people and environment it is going to affect.