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**Sent:** 12/11/2020 1:37:56 PM

**Subject:** Proposed re development of 27 - 29 North Avalon Rd, Avalon Beach 2107

We oppose the submission in that it is over development for that area and excessive removal of existing trees.

As with the proposed development next door to us of 12 John Street, we accept that re development will happen in our area but it must be in line with the existing dwellings in that location.

To replace 2 dwellings with 4 townhouses/ duplex would be a more suitable option.

John and Catherine Mazey  
8b John St  
Avalon Beach  
2107

Sent from my iPad