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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 26/02/2024 8:24:44 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

26/02/2024

MR Les Manning  
63 George Street ST  
Avalon Beach NSW 2107  
[REDACTED]

**RE: DA2024/0044 - 27 Kevin Avenue AVALON BEACH NSW 2107**

I oppose the development at 25-27 Kevin Ave Avalon it exceeds the maximum height limit of 8.5M, keep our land zoned to R2 low density, this over development is unnecessary and will only impact our environment with increased traffic volume.

It's too much and not needed here it will not alleviate the lack affordable housing in the in the area it will only compound it, the only people who will benefit are the developers

Regards

Les