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29/05/2025

MR Tim O Donnell
7 Elvina AVE
Newport NSW 2106
[REDACTED]

RE: DA2025/0371 - 21 Elvina Avenue NEWPORT NSW 2106

This proposed development is concerning on a number of fronts. Elvina Ave is a narrow no through street comprised entirely of reasonably sized residential dwellings to fit onto generally modest block sizes. It appears from the plans that the new building will have floor area approx 2/3 greater than the existing structure on a typical block size for the street.

Due to its enhanced bulk its immediate neighbours have expressed serious concerns re increased shading, loss of primary water views, increased stormwater runoff control and limited opportunity for greenery to soften the impact of a seemingly unattractive monolithic structure. With the increased bulk there are apparently proposed to be between 7 and 9 bedrooms with attendant ensuites etc. With parking already at a premium in the street the potential extra overload from such a flat like development is of serious concern. An overall revision and consequent reduction in the impact of the proposed development is sorely needed .