
Sent: 11/08/2022 12:36:56 PM
Subject: Submission to DA MOD 2022/0397

Barry Hanstrum
31 North Avalon Road
Avalon Beach

Re: DA MOD 2022/0397

The Planning Statement says that modifications to improve internal layout and amenity of the dwellings will have 'minimal impact on the North Avalon Road streetscape'. However, viewed from the front of our neighbouring property the southward extension of the front building by 1.5 m further amplifies the bulk and scale of a development that is already out of character with the surrounding buildings. The so called 'minor' modifications to the buildings amount to an additional 90 square metres of floor space, the equivalent of an additional apartment in floor area.

The increase in floor space no longer complies with the *SEPP Clause 50 (b) Density and Scale* requirement for the Floor Space Ratio to be 0.50:1.0 or less, instead the FSR increases by more than 8% to 0.54:1.0. We totally reject the statement on page 24 under SEPP Clause 50 (b) of the Planning Statement that 'requiring compliance is unreasonable and unnecessary'. This shows disregard for the established regulations and a lack of consideration for the adverse impact it will have on adjacent properties.

We reject the non-compliant expansion of the approved building which amounts to a significant increase in the density and scale of the buildings already approved.

Barry and Susie Hanstrum