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MR david gwyn owen
14 Park Avenue AVE
Avalon Beach NSW 2107

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

Application DA2024/0044 25 and 27 Kevin Avenue Avalon Beach.

The top rear properties 8 . 9 .10 of this large Seniors Housing proposal have uninterrupted, panoramic, grandstand views into a number of Park Avenue gardens.

This highly intrusive situation can, to a limited extent, be reduced by all overlooking bedrooms having sash type windows the lower part being frosted to a height of 1.6 meters and fixed the upper clear and openable.

Unit 9 has a TV room with sliding doors opening onto a terrace allowing those on it to look down into Park Avenue gardens. Large mature bushes of a height and destiny to obscure such an intrusion could be planted on the boundary.

Minimum cost to the developer of this multi million proposed development