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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 18/02/2024 1:33:35 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

18/02/2024

MR Keith Morley  
24 / 24 - 24 Park Avenue AVE  
Avalon Beach NSW 2107

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

Good morning,

RE: Development Application DA2024/0044

I have 5 main concerns with the proposed Development Application:

Key Issue 1:

We consider the proposal to be a gross over development of the site, with particular reference to the existing dwellings in the neighborhood. In our opinion a maximum of 6 town houses / units would be commensurate with the current surroundings, equating to 500sqm per dwelling. We feel this more than adequately fits the zoning targets of the local government area.

Key Issue 2:

The proposed Southern boundary set back is far too close to 22 Park Avenue and 24 Park Avenue, noting that the development has been pushed as far back to the Southern boundary as possible. We consider that the proposed development should be a minimum of 15-20m set back from the Southern boundary.

Key Issue 3:

Height of the building in close proximity to existing 22 & 24 Park Avenue.

As a consequence of Key Issue 2 and 3 (set back and height of the proposed buildings), we believe this will result in:

- a. a significant loss of privacy, with the upper level balconies looking straight over our existing gardens and also straight into our current secondary dwelling at 24 Park Avenue;
- b. excessive shadowing / loss of sunlight to 22 & 24 Park Avenue dwellings, leading to a complete loss in our ability to install a solar electric system on the secondary dwelling at 24 Park Avenue, which is something we are currently looking at;
- c. noise related issues, due to the proximity of proposed building to our existing properties, leading to a loss of amenity to the current and proposed dwellings.

Key issue 4

Increase in traffic and pedestrian hazards, as a result of too many properties within the proposed development.

Provisioning of additional 20-30 cars, including visitor parking would result in a significant increase in traffic flow in an already congested street, creating additional hazards to traffic and pedestrians. There doesn't seem to be any additional infrastructure to roads (widening etc.) or public / council parking at Avalon village to accommodate increased density.

#### Key Issue 5

This proposal sets a dangerous precedent for dwelling to land size ratio, with the development proposing 10 dwellings on a land size of approximately 2800sqm, equating to a dwelling per 280sqm on average.

On this basis, this will set a worrying precedent that will change the existing neighborhood immeasurably, leading to a significant loss of native flora and fauna. All current nocturnal wildlife in this area will be impacted significantly.

Sincerely,  
Keith and Heather Morley