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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 22/02/2024 10:17:21 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED Online Submission

22/02/2024

MRS Deborah Denman  
8 Urara RD  
Avalon NSW 2107

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

The development should not be granted exemptions to height and built/garden ratios that are different to other properties in the area. Providing medium density accommodation should not come at the expense of neighbourhood character as this only provides benefits to developer profit margins rather than community benefit.

This development will add to local traffic both during construction and afterwards. Consideration should be made to ensure safe streets for pedestrian and road traffic at all stage of development and habitation.