
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 10/08/2025 4:23:57 PM
To: DA Submission Mailbox
Subject: Online Submission

10/08/2025

MRS Rebecca Montague
6 / 7 North Avalon RD
Avalon Beach NSW 2107
[REDACTED]

RE: DA2025/0942 - 5 A North Avalon Road AVALON BEACH NSW 2107

Subject: Submission: Privacy and Amenity Concerns - Proposed Development Adjoining - U6/7 North Avalon Rd Avalon Beach

I write regarding the proposed development at 5A North Avalon Rd Avalon Beach, immediately adjacent to my townhouse within an over-55s residential complex. My home is located at the rear of our block and will be impacted by the development in question.

Privacy & Amenity Concerns

My principal concerns relate to potential overlooking: the proposed north-facing window appears to directly overlook my front courtyard and possibly into my living room. Although the plans hint at high-set glazing, I request confirmation that this detail will be enforced to ensure privacy is maintained. Similarly, other windows-likely corresponding to a study-may encroach on the privacy of my back courtyard, which I use for quiet enjoyment and entertaining. While the roof extension appears to be set back in a way that may mitigate intrusion, I ask that these setbacks be protected to maintain the amenity of adjoining spaces.

These concerns fall under the scope of privacy and amenity controls established in the Pittwater Local Environmental Plan 1993 (PLEP 1993)-now administered by Northern Beaches Council. In particular, Clause 21I of PLEP 1993 sets out specific expectations for preserving privacy and residential amenity in adjoining developments, reinforcing the need to prevent overlooking that materially impacts neighbouring properties.

I respectfully request that Clause 21I be applied as part of your assessment of this development to uphold the standards of privacy and amenity that neighbouring residents are entitled to.

Parking & Local Context

Additionally, North Avalon Road already experiences high parking demand due to its business activity. I trust the Council has factored this into traffic and parking assessments so that the development does not further strain local infrastructure.

Community Character & Cohesion

Avalon thrives on community cohesion, and our over-55s townhouses form a vital part of its character. My hope is that, with Council's guidance and oversight, this development can proceed without compromising both individual amenity and neighbourhood cohesion.

Thank you for your attention to these critical matters. Please confirm that the considerations

under PLEP 1993 Clause 21I will be actively applied to preserve the privacy and well-being of adjoining residents.

Thanking You

Regards
Rebecca Montague