
Sent: 22/04/2020 1:20:48 PM
Subject: objection to DA at 25 Kevin Avenue, Avalon DA2020/0298
Attachments: Submission 220420.pdf;

Attention Tony Collier,
Please find my objection to the above mentioned DA.
I might add that this DA has been incorrectly notified. The owners have not displayed the notification sign outside their property. See attached photo.
None of the local residents outside those who have been directly notified by Council know about this Development Application. This application needs to be re-advertised.

Regards,

Graeme Bell

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Communication

No: of Pages: 2

To	Tony Collier	From	Graeme Bell
Company	Development Assessment c/o: Northern Beaches Council	Company	TRACE Architects Shop 5, 15 Old Barrenjoey road ACN 093 412 858
Tel	1300 434 434	Mobile	0416 039 686
Date:	22 nd April 2020	Email	graeme@tracearchitects.com.au

DA2020/0298 Lot 10 DP12435- 25 Kevin Avenue, Avalon Beach

Dear Tony,

Graeme and Louise Bell, owners and residents of 29 Kevin Avenue, would like to register our strong objection to the proposed subdivision at 25 Kevin Avenue, Avalon Beach.

Our submission with reference to the relevant planning principles are listed below.

1	<table border="1"> <tr> <td>Planning Principle</td> <td>Pittwater LEP 2014 4.1 Minimum subdivision lot size.</td> </tr> </table> <p><i>The objectives of this clause are as follows:</i></p> <p><i>(a) to protect residential character and amenity by providing for subdivision where all resulting lots are consistent with the desired character of the locality, and the pattern, size and configuration of existing lots in the locality.</i></p>	Planning Principle	Pittwater LEP 2014 4.1 Minimum subdivision lot size.
Planning Principle	Pittwater LEP 2014 4.1 Minimum subdivision lot size.		
Submission:	<p>The proposed subdivision does not represent a reasonable or consistent development. The applicant notes in the Statement of Environmental Effects that two lots, one at 693.9sqm and one at 582.1sqm will be created. These fall well short of the 700sqm requirement under the LEP. The examples of other development referred to in the Statement of Environmental include 16A/B Kevin Avenue and 19A/B Kevin Avenue. These are either attached dual-occupancies on a single lot, or semi-detached dwellings on separate lots. As such, these are dissimilar and not comparable to the subdivision proposed, which would result in two detached dwellings on two separate lots.</p> <p>Similarly, other lots cited (43-80 Kevin Avenue) are examples of a different subdivision pattern at the far western end of Kevin Avenue, likely the result of steeper topography due to the road alignment. These are dissimilar from larger lots between Kevin Avenue and Park Avenue, south of Elvina Avenue. There is no precedent for subdivisions <650 sqm within the vicinity of the site. Similarly, there are no 'battle-axe' type subdivisions along Kevin Avenue. Where subdivision has occurred resulting in an access handle, the adjacent lot width exceeds 18.29m in width (as at 29 Park Avenue), thereby mitigating impact upon the amenity of the existing residents.</p> <p>The proposed subdivision does not preclude a future application for a secondary dwelling under the Pittwater DCP as the lot provides sufficient area for development with regard to side and front setback controls. Any future application for a secondary dwelling would be similar to recent approvals for secondary dwellings within the front setback at 23 and 25 Kevin Avenue.</p>		

2	Planning Principle	Pittwater LEP 2014 4.1 Minimum subdivision lot size.
<p><i>The objectives of this clause are as follows:</i></p> <p><i>(c) to provide for subdivision where all resulting lots are capable of providing for buildings that will not unacceptably impact on the natural environment or the amenity of neighbouring properties</i></p>		
Submission:	<p>The proposed subdivision will result in a dwelling forward of the existing building line which is inconsistent with the setback of the neighbouring dwellings in the street.</p> <p>The larger regularly sized blocks on the southern side of Kevin Avenue (no: 19, 21, 23, 25, 27, 29, 31, 33 & 35) all have a consistent front setbacks to the houses that maintains the visual continuity of the blocks and the pattern of landscape elements. These large front setbacks are dominated by natural landscape features and large trees that effectively creates a sense of openness via a “green band” or landscape corridor along the southern side of Kevin Avenue.</p> <p>The application for subdivision includes the removal of five (5) trees on the site. Including the removal of a healthy 22 metre tall Spotted gum tree. The loss of these trees represents an unacceptable impact on the natural environment of the street.</p>	
4	Planning Principle	Pittwater DCP 2014 B2.2 Subdivision – Low Density Residential and D1.13 Landscaped Area – General
<p>B2.2 Outcomes</p> <ul style="list-style-type: none"> ▪ <i>The built form does not dominate the natural setting</i> <p><i>Information to be included in the Statement of Environmental Effects</i></p> <ul style="list-style-type: none"> ▪ <i>An analysis demonstrating that the proposed subdivision will, when fully developed:</i> ▪ <i>Result in a development, the built form of which does not dominate the natural setting.</i> <p>D1.13 Controls</p> <ul style="list-style-type: none"> ▪ The total landscaped area on land zoned R2 Low Density Residential...shall be 50% of the site area. 		
Submission:	<p>The applicant has not provided sufficient information to determine whether the objectives relating to protection of the natural setting and landscaped area can be achieved. For example, there is no indication of the likely hard surface area, covered outdoor spaces, impervious landscape treatments, decks or other features reasonably expected for family residential accommodation. It is therefore impossible to assess the impact of the proposal with regard to the general objective, or be reasonably assured of the possibility of compliance of the future application.</p> <p>In addition, the likely increase of hard surfacing to accommodate the proposed driveway and an additional dwellings on the site will put additional stormwater run- off to the street. Under moderate to heavy rain events the section of gutter and road forward of the subject property and the adjoining neighbours floods, making a dangerous condition for both vehicles and pedestrians.</p>	

Graeme & Louise Bell (owner's 29 Kevin Avenue, Avalon Beach)

TRACE ARCHITECTS | Graeme Bell. B.Sc.Arch, B.Arch NSW Registration No: 8200