
Sent: 30/04/2020 4:11:30 PM
Subject: Objection to Proposed Subdivision DA2020/0298
Attachments: Subdivision 25 Kevin.docx;

Hi

Please find enclosed my letter opposing the development at 25 Kevin Ave Avalon.

Kind regards

Jennifer Reddan

22 Kevin Ave
Avalon NSW 2107
30 April 2020

Northern Beaches Council
Planning and Development
PO Box 82
Manly NSW 1655

Re: DA 2020:0298 25 Kevin Ave Avalon

Dear Sir/ Madam

I write to object to the application for subdivision of the above property.

Recently I objected to the subdivision of the adjoining property at 27 Kevin Ave. I object to this development application on similar grounds.

Grounds for Objection:

1. The application is not compliant with the current zoning for the area which is low level /low density residential.

Having lived in the Avalon area for much of my life – from 1975 – I have a sense of what was envisioned by the early property owners and developers of the area. It was stated by AJ Small that the lots for development would remain large to leave the area a sense of wellbeing gained from living in a natural oceanside bushland area. There was concern for the preservation of natural fauna and flora even at that time.

Due to expansion of the suburb and development of almost all residential blocks much of the tree cover and natural habitat area has been destroyed. The State government policy of allowing separate granny flats on blocks has had further impact on the environment.

Allowing subdivisions of large blocks to well under 750sqm will impact tragically on the bushland character of the suburb. The scenario would be two large modern houses similar to the one across the road at 30 Kevin Avenue. These newly subdivided properties would also be able to have a granny flat. Trees would be cleared and the area landscaped with understorey exotics and palms not in keeping with the area or supportive of native bird and animal life.

The founding fathers of this suburb had a vision of a more natural bushland environment in contrast to other city suburbs. To a degree this area's character has been preserved. People come from overseas, other Sydney suburbs, and other areas of Australia and they are stunned by the natural environment and the abundance of tree cover in suburban residential streets. This makes the area unique in the Sydney basin. We must preserve the

character of the area and resist moves by developers hoping to profit and destroy our unique area.

This kind of development which would lead to the obliteration of significant tree cover must be opposed as leading to an environment totally out of keeping with the area.

2. Congestion

With the development of almost all free building lots over the past 40 years and intensified over the 20 years I have lived in Kevin Ave, the traffic congestion in the area has magnified.

Currently it can take 3 or 4 changes of the traffic lights at Park Avenue/ Barrenjoey Road intersection to turn onto the main road. Traffic builds up past my property to access the intersection. This is the only regulated exit for the whole of the area of north/west Avalon. The street has become very busy at all hours.

In many places along Kevin Avenue boat trailers and other trailers are parked and as accommodation/ dwelling have increased on the blocks along Kevin Avenue there has been a significant increase in residents' cars parked along the kerb. This makes the street one way in a number of places.

To add another residence and its vehicles as well as the possibility of cars for two new granny flats creates the potential for at least 8 more vehicles and possibly boat trailers. This unacceptably impacts accessibility in an already overstretched street.

3. Loss of native habitat and tree cover.

The subdivision specifically requires the destruction of many native species including one significant older protected spotted gum. These are beautiful trees and to destroy these trees has a specific and devastating effect on this particular street's birdlife. Large numbers of native birds have had these nesting trees destroyed of late through development, disease and sereptious and questionable removal. The trees are not replaced and certainly it takes many years for a grand tree to develop into a habitat and refuge.

The character of the street as an avenue-"a tree lined boulevard" -will be greatlyimpacted if this development is allowed to proceed.

Please refuse this development for the reasons above.

Kind regards

Jennifer Reddan