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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 27/02/2024 5:03:03 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

27/02/2024

MRS Sherrie Micallef  
18 Brindisi PL  
Avalon Beach NSW 2107

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

DA2024/0044 27 Kevin Ave Avalon

It is disappointing to see that a large senior's development is being proposed at 27 Kevin Ave Avalon. Kevin Avenue does not have the infrastructure in place to support a development of this size.

A large construction taking place over several years poses significant safety concerns and stress to the very narrow street. As it is the street is reduced to a single lane even at the best of times.

I note the Statement of Environmental Effects mentions this development would suit seniors living with disabilities. Did the town planner visit the street? It is a 400m walk from the nearest bus stop to 25 Kevin Avenue up a reasonable slope and narrow path on one side and no footpath on the other. The 191 Loop Service doesn't even go up Kevin Ave, how is this suitable?

There will be an increased demand on off street parking as the development includes 2 and 3 bedroom apartments with only 1 visitor car space. Additionally a driveway with up to 21 cars poses an increasing safety risk to residents using the footpath. As it is the street is often packed with cars parked either side of the street restricting the thoroughfare and also making it difficult for residents to get in and out of their driveways. This would only exacerbate the situation.

Developments of this nature are more suited to the flat streets in Avalon closer to the shopping centre. We love our diverse community and welcome more suitable living for our senior members. This proposal is just not it. The developer has no thought for our community or the residents who will be residing in this proposal. This development is not about providing suitable living for senior resident but more about profiting off them.