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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

27/02/2024

MRS CAROLE CLERKE
38 KEVIN AVE
AVALON BEACH NSW 2107

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

DA2024/0044 25 & 27 Kevin Avenue AVALON BEACH

There are a few concerns I have regarding this proposed development.

INAPPROPRIATE SIZED DEVELOPMENT.

The bulk and size of the development is out of character with the existing homes in the street which consist of mainly 3 or 4 bedroom family homes on each lot.

Previous attempts to subdivide this land have been refused (DA2018/1066)

LOSS OF NATIVE BUSHLAND AND WILDLIFE HABITAT

The loss of up to 20 trees such as spotted gums and native bush will have a significant impact on our unique and endangered wildlife such as the long nosed bandicoot population.

TRAFFIC FLOW AND PARKING

Kevin Avenue is a narrow street. The proposal for 10 units will add to the dramatic increase in traffic flowing out of driveways and along an already congested narrow road. Traffic from surrounding streets use Kevin Avenue as a feeder street to safely access Barrenjoey Road via the traffic lights. Traffic flow is already difficult along the road particularly at peak times and is often gridlocked. Access to Barrenjoey Road in morning peak times can take 4 to 5 traffic light changes with traffic queued down Kevin Avenue. Parking is already a problem in the street. The proposal for only one visitor parking space for this development is inadequate.

IMPACT ON STORMWATER DRAINAGE AND FLOODING

The increase in hardstand (roof and concrete paths and driveways) will increase the amount of runoff into the stormwater system and street. In serious weather events the runoff from the site will be uncontrollable, even with the best designed retention storm water system. This would have a serious impact to properties downhill of the proposed development (north Kevin Avenue and beyond).

There are existing drainage issues near the proposed development.

GENERAL COMMENTS

Kevin Avenue is a busy narrow street with narrow pavements and poor street lighting. There is a steep gradient from Park Avenue to busy Barrenjoey Road which does not comply with the SEPP gradient requirements for pathways.

IN CONCLUSION

This inappropriate development impacts traffic flow, parking, drainage, safety and the privacy of the street. I am therefore strongly opposed to this development.