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25/02/2024

MR John Reid
- 18 Kevin AVE
Avalon Beach NSW 2107

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

I strongly object to the application for a multi-housing development at 25 -27 Kevin Avenue (DA 2020/0298).

At the moment, 'Multi-dwelling housing is currently permitted with development consent in the R2 zone under the Manly LEP only' (ref. Northern Beaches Council website). It appears that the applicants are hoping to take advantage of proposed changes to the State Government Planning Policy. These changes will allow the State Government to overrule the Planning Policies developed by Council in consultation with the community.

In 2020, Council refused an application (DA 2020/0298) to subdivide 25 Kevin Avenue into two lots. The 12 reasons given for the refusal relate to Section 4.15 of the Environmental Planning and Assessment Act 1979. The details of this refusal are on Council's website. The concerns are similar to many of the objections raised by residents regarding this current application (eg off-street parking, building line, inconsistent, access, scenic protection, infrastructure).

Even though Kevin Avenue is a designated 'low-density residential area', the local population density has increased significantly in recent years. It is obvious to anyone who lives in Kevin Avenue, who tries to drive along the street or, reluctantly, negotiate the Bilgola Bends. The RMS has identified Kevin Ave as a 'collector' road, largely because of the traffic lights. The need for another safe exit onto Barrenjoey Rd is even more obvious, especially considering the number of children in the street. George St provides an often dangerous exit. Traffic lights would provide a safe alternative for many of the people who use Kevin Ave as their exit.