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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

17/02/2024

MR Adam Pilgrim
28 Elvina AVE
Avalon Beach NSW 2107

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

I am writing to formally object to the proposed development DA2024/0044 at 25-27 Kevin Avenue, Avalon Beach. The scale and nature of this development are incompatible with the existing character of Kevin Avenue and will negatively impact the broader Avalon community. My specific concerns include:

1. Traffic Congestion and Safety:

Kevin Avenue is already heavily congested, especially at the traffic lights near Barrenjoey Road. Adding 20 more cars will worsen this issue, jeopardizing the safety of families and reducing the street's liveability.

2. Inadequate Parking:

The development offers only one visitor parking space, further straining on-street parking already occupied by boats, trailers, and cars. This will only increase congestion & risks for residents & community using the road & footpaths.

3. Environmental Damage:

The proposed excavation of 1,400 sqm to a depth of 5m will severely harm the local environment by destroying trees, native bushland, and wildlife habitat. This sets a dangerous precedent for similar large-scale clearing.

4. Accessibility Concerns:

While seeking approval under SEPP (Housing) 2021, the development fails to meet its accessibility requirements. It's not within walking distance of amenities, and footpaths lack accessibility for seniors and wheelchair users. Upgrading infrastructure and clearing more trees would be necessary, impacting nearby residents uninformed about this critical issue.

5. Impact on Community Character:

Avalon is witnessing a surge in senior living developments, with a similar project already completed on Kevin Avenue last year. Replacing family homes with more such developments threatens the community's future by driving young families away.

It is deeply concerning that developers from outside Avalon are exploiting SEPP legislation meant to protect vulnerable community members to bypass the local environmental plan, which designates this area as low-density residential. This sets a harmful precedent that puts the entire Avalon community at risk.

Therefore, I urge you to reject development application DA2024/0044.

Sincerely,
Adam Pilgrim