
Sent: 18/02/2024 1:30:32 PM
Subject: Application No. DA2024/0044 Development proposal for 25/27 Kevin Avenue.
Attachments: 25 Kevin Development..pdf;

Please find our objections attached.

February 18th. 2024

To whom it may concern.

As 30 year residents of Kevin Avenue, my wife and myself are dismayed that council is even considering a development of the scale of Application # DA2024/0044 for our street.

CONGESTION

Kevin Avenue is a small compact street of single dwellings, with extensive greenery – trees overhang the narrow road. There is considerable on-street parking here, wherein the street becomes effectively single lane 24/7. This situation causes regular congestion. Also, cleaning the street is already difficult due to all the cars and non-resident boats permanently parked there.

Kevin Avenue is overwhelmingly home to families. Families with young children.

We recognise that here has been extensive renovation and upgrading to houses in the street over the last decade; the street has been regularly filled with 'tradies' vehicles and trucks, adding to the congestion and dangers' dangers mainly due to the inability to see on-coming vehicles when pulling out of our drives, or simply crossing the road.

SCALE:

A development such as DA2024/0044 is way out of scale for our street, which is a reasonably quiet, intimate community. Avalon Parade we are not. The sheer scope of what is proposed would turn the street into a noisy, dirty building site for at least a year or more (going by recent experience.) Peace and quiet, traffic flows, safety and access would all be trampled-over in a clear bid to maximise developers profits at the communities expense. The developer has paid over-the-top dollar for the land – the developer wants to squeeze as much profit as possible back.

GAMING THE SYSTEM

The cynical strategy to designate this a 'seniors' development', thus avoiding more onerous development restrictions, is clear to us, everyone in the street and should be I believe equally apparent to the NBC. We are zoned R2 Low Density and no one has so far gone to an election on a platform of allowing high density, significant developments, to test the community mood on this, as I recall.

DEGRADATION OF THE ENVIRONMENT

Myself and my wife are also concerned by the increasing loss of green space through paving and increased tree-felling to name but two. Kevin Avenue has a heritage of wooded shade and calm. This major development is totally out of keeping with the community's wishes. We love our grassy cut throughs to Wollstencraft Avenue thank you very much.

APPROPRIATE DEVELOPMENT

I personally would not object to the upgrade of dwellings on either site – within sensible parameters and in keeping with our community's expectations, and the character of the street. But adding another 21 potential cars to our street flow, and placing potentially 20 residents where there were two family homes, is madness. The congestion is acute already, as anyone attempting to access Barrenjoey Road during school hours can attest. Also, to increase build heights to please a developer, to the detriment of the community's expectations, is unacceptable.

DISRUPTION and SAFETY

May I repeat a crucial issue. Residents in this narrow, family-orientated street deserve respite from the already continual development passed by this council.

We should not be forced to live on a building site, year in, year out.

Just two of the developments in our street in recent times significantly disrupted the daily lives of residents for a combined 5 years (#1 & #23). #23 in particular caused massive inconvenience. These developments resulted in delivery and construction trucks blocking the street regularly; trade vehicles taking up all the parking; the noise from 7.00am to 3.00pm every weekday; the damage to pavement and road; and the general dispersal of dirt and mud onto the street, especially after regular heavy rain.

Add to that the smaller upgrades residents undertake throughout the year with attendant street congestion and noise.

We deserve some respite. This proposed development will take in excess of a year, probably two years if everything goes smoothly.

This development is clearly out of scale with that of the street; it will add considerably to traffic congestion, noise and driver / pedestrian safety; nobody here wants it other than the investors and the developers. In our opinion Application # DA2024/0044 represents an industrial scale development shoehorned into a quiet residential street and should therefore be rejected.

Yours truly,

Ian and Susan Macintosh
37, Kevin Avenue, Avalon 2107.