
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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MR Brent Melton
15A Kevin AVE
Avalon Beach NSW 2107

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

Such a large development is out of character with the neighbourhood and will set a precedent for future developments. Kevin Ave has effectively become a never ending stream of traffic and at times a complete nightmare for residents. The residents from Carreel Bay and Clareville, use Kevin Ave because it's the only street with set of lights allowing access to a very busy Barrenjoey Rd. It is the only way in and out of Avalon. From my experience, the lights at the end of Kevin Ave are badly placed and will only allow 4 to 5 cars at a time onto Barrenjoey Rd. A further 10 residential properties would exacerbate this problem.

A development of this scale will also have a negative impact on the flora and fauna in the area because of the removal of trees, and additional hard surfaces will produce drainage problems increasing the probability of flooding to houses on the northern side of Kevin Ave, which are within flood affected precincts.

As a housing development for seniors and people with disabilities it doesn't comply with the regulations for wheelchair access because the hill from the lights at the base of Kevin Ave along the northern path to the Park St intersection is too steep and the distance to the bus stop heading South is more than 400 metres. Taking the 192 bus to Avalon would be out of the way and discriminatory for aged and disabled people.

Option B for access to the bus stop via Wollstonecraft will also be too steep, and the bus stop would be more than 400 metres.

Our neighbour who is elderly (at no.17 which is much closer to Barrenjoey Rd than 25-27) can no longer manage to walk to the bus stop, has to drive or be picked up by a taxi. Nor have we ever seen a person on a motorised wheelchair attempt the steep grade of Kevin Ave.

In conclusion, I have no objections to this kind of development, but this is definitely the wrong street for this particular development.

Brent Melton