
From: Sue Martin
Sent: 28/02/2024 12:35:44 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: DA 2024/0044 25-27 Kevin Avenue
Attachments: DA 2024 0044 25-27 Kevin Avenue.pdf;

Att The Planning Officer

Please find attached my objection to the proposed development DA 2024/0044 25-27 Kevin Avenue

Regards

Sue Martin OAM
19 Hudson Parade
Clareville 2107



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Clareville 2107

[REDACTED]
28 February 2024

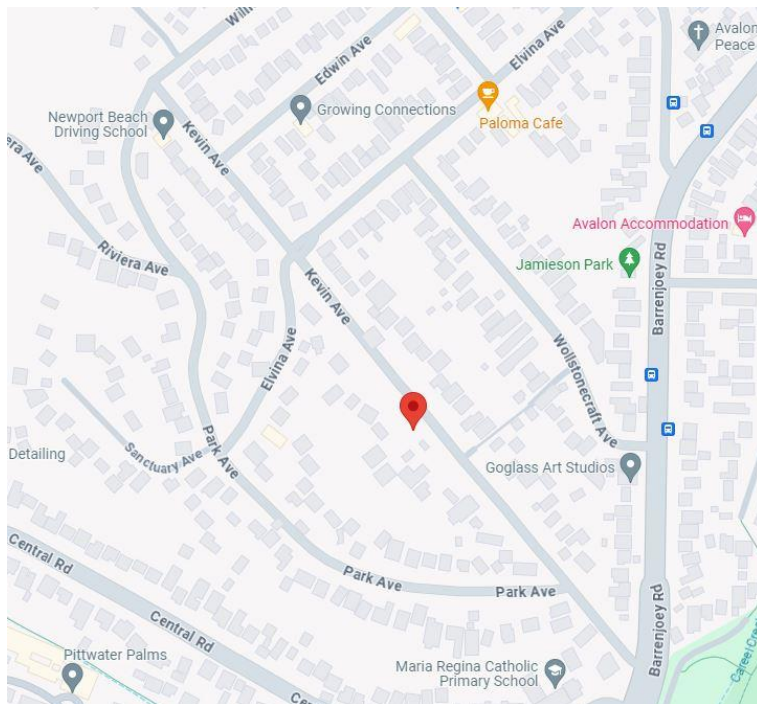
The Planning Officer
Northern Beaches Council

Dear Sir /Madam

Re DA 2024/0044 25-27 Kevin Avenue

I urge you to reject this application for an inappropriate development in an unsuitable street.

- Kevin Avenue is a narrow street established many years ago. It is lined with houses, many of which were originally built decades ago, with the correspondingly inadequate provision of off-street parking.
- Inadequate public transport has resulted in most dwellings having a minimum of two cars. As it is a family orientated street, many houses have more than two cars.
- The result is that Kevin Avenue is permanently lined with cars on both sides creating a single lane road. Visitors to family and friends in the street already are challenged to find parking on Kevin Avenue.
- The presence of traffic lights at the entrance of Kevin Avenue to Barrenjoey Road is confirmation that many years ago, traffic authorities recognised the build-up of traffic at this location. Kevin Avenue is a busy street providing the link to Barrenjoey Road from a number of residential streets.



The bulk of the proposed development is out of keeping with the amenity of the street into which people have bought and have remained because of its natural beauty and canopy trees.

The proposed development is exploiting the concept of dual occupancies. This inappropriately located development is all about maximum footprint and token acknowledgment of green space. It fails to recognise that people visit and choose to live in the area because of its natural beauty and the fauna and flora.

The size and inappropriate location of this development are at odds with the current amenity of the street.

Presumably, the developer is hoping that the state government's attempt to solve the housing crisis will ensure NBC approval of this inappropriate development.

NBC must also consider issues such as the Inadequate infrastructure.

- Sewerage and water supply

The Warriewood Sewerage Treatment Plant (WSTP) is already close to capacity. From Turimetta Headland, WSTP discharges sewerage treated only to a secondary level with disinfectant. The much-needed ocean outfall, included in the original design, has never been built.

During heavy rain, rainwater entering the sewer causes the flow to exceed the capacity of the system. This has regularly resulted in untreated discharge and pollution along the beaches.

- Inadequate road network

There is effectively only one main road along the peninsula. This already causes regular traffic delays. Climate change and the increasing risk of bushfires means that any evacuation would be chaotic and life threatening.

- Inadequate public transport.

The current, now privatised, bus system is limited in its scope and unable to meet the needs of commuters. The result is that people are forced to travel by car. This results in very many cars with only one occupant clogging Barrenjoey Road to exit and enter the Pittwater area daily.

This development must be refused. It is inappropriately located. It is out of keeping with the amenity of the area and would add further load on the already inadequate infrastructure of the Pittwater area.

Yours faithfully

Sue Martin OAM