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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 22/02/2024 6:17:19 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

22/02/2024

MR Scott Ebsary  
42 - 42 Kevin AVE  
Avalon Beach NSW 2107

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

I'm writing to oppose the proposed development.

The proposal is completely at odds with the local character of the street which is characterised by large blocks and predominantly single dwelling family homes. The unique character and immense appeal of Avalon is largely owed to the natural assets it possesses - and we as residents share and enjoy. Leafy streets, large blocks, abundant wildlife and the village culture are just some of elements that make this place so unique. These elements cannot be fabricated, nor can they be rebuilt if they were to be eroded over time. The single greatest threat to these incredibly valuable shared community assets is over development. In that vein, this development proposes a structure and a built form that only takes away from the community, it does not add to the community. And most dangerously, it likely sets a precedent for future developments of similar density.

Of the many concerns that have been raised in many other submissions (including built form scale, removal of trees, concerns over stormwater management through basement and onto street), the greatest concern I have is for the likely negative impact on traffic in the street. Kevin Ave is a busy "artery" road that serves most streets north of Elvina avenue as most residents choose to use Kevin Ave to access Barrenjoey Rd due to the traffic lights. This results in constant traffic that increases to heavy traffic in the morning and afternoon/evening. In particular, the build up of traffic around 9am when the kindy drop off is at it's busiest is quite extreme - often kevin ave and park ave are gridlocked, waiting for traffic lights. Add in a garbage truck on monday mornings and it's even worse.

Every single day, we as residents perform a vehicular ballet of ducking and weaving behind parked cars in order to enable others to pass as we attempt to navigate our way up and down the street as there is rarely a section that allows two cars to pass. Adding a development with a 21 spot basement car park will only exacerbate the current conditions.

I note that of the various supporting reports and documentation that has been submitted in the application, a traffic assessment is notably absent.

In addition to the ongoing traffic increase that will be caused by adding this many residents, the construction period will be a nightmare. I note in the waste management plan that 3500m<sup>3</sup> of excavated material will be removed from the site. Assuming a class 3 truck is used for the removal of the material with an approximate payload of between 10-14 tonnes, an estimated 375-500 truck loads will be required to complete the basement excavation alone. This is

surely untenable from a traffic management perspective as it would cause utter chaos for the duration of the construction - likely two years minimum.

For these reasons and the many others raised in other submissions, we implore the Council to do its job in upholding the natural and cultural value of the place that we are so fortunate to call home. If this development were to be approved it would be a blight on the Council and would quite simply demonstrate a failure of Council to serve the vast and vocal majority of its residents.