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To: DA Submission Mailbox
Subject: Online Submission

20/02/2024

MR Christopher Street
30 Kevin AVE
Avalon Beach NSW 2107

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

We strongly object to the proposed development - DA2024/0044 at 25-27 Kevin Avenue, Avalon Beach.

The scale and bulk of the proposed apartment complex is not consistent with the current streetscape and presents an unacceptable risk to the environment, safety of our young children, quality of life and privacy of existing residents.

Further, with at least 6 other 'Seniors' developments recently opened, or in the process of being developed in the immediate vicinity of this proposal, we question the broader community impacts and ongoing economic viability of this suburb by removing more family homes in favour of another 'Seniors' apartment complex.

It should be noted that previous attempts to develop these specific sites into sub divisions of two dwellings have been rejected by NSW land court due to the implied impact on the surrounding environment and amenity of residents. This proposal, being 30M wide and involving the clearing of 1,500 SQM of unique native bushland is significantly more impactful than those proposals previously rejected.

To allow this proposal to be approved under SEPP legislation would make a mockery of the role of local council, the wishes of existing residents and ultimately undermine the NSW land courts previous decision and authority.

The proposal is not consistent with the publicly stated development goal of northern beaches council to 'protect and enhance our natural and developed environment and to preserve our quality of life for future generations.' This is not an example of sustainable development and would set a further precedent of favouring developers over environment and public interest.

SEPP legislation is clearly being exploited by individual owners and out of town developers to by-pass existing planning regulations, motivated by financial gain and with no regard for existing residents and the broader community.

Kevin Avenue does not have the infrastructure in place to support this development and the multi year construction on a narrow suburban street would create significant stress, safety risks and mental health impacts on existing residents.

Ultimately this location on Kevin Avenue would not provide high quality living outcomes for

Seniors or those living with disability in this development given the distance from shops, public transport solutions, natural sloping geography of Kevin Avenue and inconsistent footpaths and lighting, not to mention the lack of GP availability that already undermines this suburb.

Our specific objections to this development include:

1. Increased traffic on a congested family oriented street. Kevin Avenue is only 7m wide, and with on street parking on both sides, is effectively a very narrow one way street that cannot cope with traffic demands today as a main thoroughfare from Careel Bay and West Avalon to Barrenjoey Road. The traffic lights are already significantly compromised by the SEPP development at the end of Kevin Avenue that only opened last year. Adding more traffic to this heavily congested street would no doubt result in road accidents presenting an unacceptable level of risk to the young children, adults and seniors who already live here.

2. Increased demand for on street parking. The development includes 2 and 3 bedroom apartments yet only provides for 1 visitors space. This could result in 20-30 more cars looking to park on Kevin Avenue which is already compromised with the volume of traffic, boats and trailers etc that park here today.

3. Impact on Privacy. A driveway for up to 21 cars from the elevated side of Kevin Avenue directly opposite #30 and #32 will result in headlights from cars directly compromising privacy. Our young children's bedrooms are at the front of our house, at street level today and are already impacted by the existing driveways. Multiplying this impact by 20 would significantly compromise our privacy and quality of life.

4. Excavation impact on local environment. The site is home to many native, mature gumtrees which would be cleared, resulting in loss of wildlife habitat and tree canopy in this unique area of the northern beaches. Further, what are the impacts of excavating 1,500 SQM of land to a depth of 5M on local residents properties and amenity with this huge volume of soil to be removed from the site on a congested road? The volume of trucks and resultant noise pollution and damage to the environment would be catastrophic.

5. Impact on stormwater flooding issues that already significantly impact the northern side of the road during periods of heavy rain. Kevin Avenue is already compromised during periods of heavy rain with run off impacting those houses on the lower side of the road down to Wollstonecraft Avenue. Removing this amount of land in place of a 4 story building (with 2 levels underground) would significantly increase this risk at the expense of adjacent properties.

6. Sub standard outcomes for seniors living in the proposed development. This site is situated nearly 1km from the nearest shops in the village and is not served by public transport solutions. The nearest bus stop is over 400M away (itself contradictory to the requirements of SEPP under which the proposal is filed). The existing path today to the bus stop is not level and exceeds the gradient limits required by SEPP. The footpath is not well lit and is hazardous even for young adults after dark. The proposed alternative route between 22/24 Kevin Avenue to the bus stop navigates an unsealed grass path with no lighting, a steep gradient, and private driveways that are in use 24/7. To actually propose this as a 'Seniors' development highlights the actual lack of regard by the DA applicants and reveals the true intent of trying to capitalise on a planning loophole.

7. Lack of GP availability. Having moved to Avalon 2 years ago we have not been able to access a GP in our suburb for ourselves or our children. To access a GP we are required to travel to Mona Vale. How can Avalon provide the GP care for Seniors or those living with a disability given this constraint that impacts existing residents?

Given the above concerns, together with the strong sentiment and number of objections raised already by the local community we would urge NBC to reject this proposal quickly to alleviate the stress and concern that has already been suffered by existing residents.

Please note this submission accompanies that made by Bill Tulloch, who we have engaged to help us with our objection.

We would welcome the opportunity to discuss the concerns raised above and those identified via Bill Tulloch further with the Development officer.

Kind Regards,

Chris and Mia.