
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 20/02/2024 12:27:31 PM
To: DA Submission Mailbox
Subject: Online Submission

20/02/2024

MR Ryan Georgeson
- 28 Kevin AVE
Avalon NSW 2107

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

Dear Gareth David,

We are writing to oppose the proposed development at 25 -27 Kevin Ave. As lifelong residents of Avalon, we deeply value its unique environment, heritage, character, and close-knit atmosphere. However, we believe this development will jeopardise our community.

Traffic congestion is already a significant concern for our street, particularly during peak hours and school drop off/pick up. The addition of 10 new units, potentially housing up to 8 people each, along with 21 underground car parks, would undoubtedly exacerbate the situation. It's not just about convenience; it's about the safety of our families, especially our children and those of the surrounding streets who rely on Kevin Avenue, particularly with the safety provided by the lights at the end, to get to school and other essential places.

The lack of on-street parking compounds our challenges, exacerbating safety and accessibility concerns, particularly during peak traffic. Maneuvering between cars and in and out of driveways is already difficult.

Our green spaces define Avalon's identity and well-being. The proposed development threatens to encroach upon them, disregarding their significance to our neighbourhood's character, disrupting the peaceful coexistence and quality of life of residents.

The site is identified within the landslip hazard zone. A development of this size will have a detrimental impact on the land and adjoining properties, especially considering existing issues that the council is already aware of. We are concerned that the increase in impervious surfaces associated with new construction will disrupt natural drainage patterns, exacerbating existing flooding and drainage issues, especially for us who live on the northern side of Kevin Avenue and down to Wollstonecraft Avenue who already deal with this issue regularly.

The invasion of privacy due to the presence of overlooking windows and balconies on all sides, particularly those of the entire front facade which, at its elevated height, faces and looks down on bedroom windows of the homes on the north side of Kevin Avenue, raises significant privacy concerns.

The extensive tree removal and proposal for new concrete pathways and pedestrian crossings compromise environmental sustainability and community safety. Additionally, the proposed wheelchair crossing at Park Avenue poses serious safety risks for wheelchair users, endangering their well-being.

In addition to these concerns, technical non-compliance issues further exacerbate the situation. The development being well forward of the predominant front building line between adjoining neighbours and non-compliance with urban design guidelines for seniors living, including the dominant building form, does not support the current environment and is a significant point of contention. The bulk of the development exceeds reasonable height and proportions. While the proposed development may present itself as a 2-storey structure from Kevin Avenue, it's imperative to consider the entirety of the project, including the basement parking, ground level, and additional levels. The scale of the proposed development and its non-compliance with zoning regulations are of major concern. Additionally, the Land and Environment Court ruling made certain recommendations the last time development was proposed in our street, and these recommendations echoed anti-development sentiments.

Also, the current notification displayed at number 25 cannot be seen clearly as it is hidden behind landscaping. The congestion generated by this project affects people as far north as Careel Bay. It's crucial for both our residents and the council to have visibility and understand the usage patterns of our street and the potential consequences of this proposed development.

In summary, the proposed development contradicts the principles of sustainable urban planning and threatens the local environment and its residents. We urge you to oppose the development to safeguard our community's well-being, safety, and sustainability. Prioritising Avalon's distinctive nature and the safety of its residents should be paramount.

Warm regards, Ryan & Belinda Georgeson.