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Sent: 15/02/2024 2:26:53 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

15/02/2024

MR Patrick Whitnall
52 Kevin Avenue ST
Avalon Beach NSW 2107

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

Dear Planning Officer,

I am writing to formally object to the Development Application (DA) referenced above, concerning the proposed construction of an aged living complex located at [specific address/location], as detailed in the documents available on the Northern Beaches Council ePlanning portal. As a resident of Kevin Avenue, I have serious concerns about the impact this development will have on our local community, particularly in terms of increased traffic and the changing character of our neighborhood.

Increased Traffic and Safety Concerns:

Kevin Avenue and the surrounding streets are predominantly residential areas, home to many young families with small children. The introduction of a significant aged living complex will inevitably lead to increased traffic flow and parking demand, exacerbating the current situation. It's important to note that there is already a new seniors living complex on the corner of Kevin Ave and Barrenjoey Road, which has noticeably impacted local traffic density.

The additional vehicles associated with the proposed development will strain our already dense streets, creating safety risks for our community's most vulnerable members - our children. The presence of more cars and frequent movements significantly increases the likelihood of accidents and diminishes the quality of life due to noise and pollution.

Precedent for Further High-Density Developments:

Approval of this DA could set a precedent for further transformation of Avalon from a community of family homes into one characterized by high-density aged living complexes and unit developments. This shift would fundamentally alter the neighborhood's character and could potentially displace the family-oriented community we currently cherish.

Request for Traffic Impact Assessment:

Given these concerns, I urge the Council to conduct a comprehensive traffic impact assessment for Kevin Avenue and the surrounding area. Such an assessment should consider current traffic volumes, the additional impact anticipated from the proposed development, and the cumulative effect of recent developments in the area. It's essential that decision-making in this context is informed by accurate and up-to-date traffic data to fully understand the implications for road safety and congestion.

In closing, while I support thoughtful and community-enhancing development, it is crucial that

such development not come at the expense of the existing community's safety and character. I respectfully request that the Council consider these objections carefully and engage with the local community to find a development solution that respects the needs and concerns of all residents.

Thank you for your attention to this matter. I look forward to your response and am available for any further discussion or to provide additional information as needed.