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**From:** Graeme Bell  
**Sent:** 21/02/2024 2:00:32 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED objection to DA @ 25 27 Kevin Avenue, Avalon Beach  
**Attachments:** submission-objection letter- Bell -signed.pdf;

Attention Gareth David,

Hi Gareth,

Please find attached my objection letter to the proposed development at 25-27 Kevin Avenue, Avalon Beach.

Please acknowledge receipt of this email.

Regards,

Graeme Bell

[REDACTED]



Communication

No: of Pages: 2

|            |   |            |             |
|------------|---|------------|-------------|
| To         | Gareth David  | From       | Graeme Bell |
| Company    | Development Assessment<br>c/o: Northern Beaches Council | [Redacted] | [Redacted]  |
| [Redacted] |   | [Redacted] | [Redacted]  |
| Date:      | 21 <sup>st</sup> February 2024                          |            |             |
| CC.        |   |            |             |

**RE: Letter of objection**

**DA2024/0044 25- 27 Kevin Avenue, Avalon Beach**

Dear Gareth,

Graeme Bell owner and resident of 29 Kevin Avenue, Avalon Beach would like to register my objection to the proposed Seniors living development at 25-27 Avenue, Avalon Beach.

The main grounds for my objection are as follows:

**1: Access to bus stop for development users:** The pedestrian access to bus stops for the development users are too far (426m) and dangerous. The application proposes pedestrian access to bus stops that requires users (including wheelchair users) to cross Kevin Avenue to access adequately graded (future) footpaths. Kevin Avenue is a busy, congested street with parked cars along both sides. Proposing elderly and wheelchair bound pedestrians to cross this street between parked cars is ludicrous and would be extremely dangerous. Cars pick up speed driving down the descent of Kevin Avenue, the speed humps do little to slow these vehicles. Proposing the elderly and disabled to cross at any point along Kevin Avenue will be catastrophic and will seriously endanger lives. Even the existing footpath to the Southern side of Kevin Avenue will be a struggle for wheelchair users to use. How are wheelchair users expected to negotiate the narrow footpath (some days lined with garbage bins) and the steep driveway crossovers which have residents reversing onto Kevin Avenue?

**2: Increase to traffic and congestion:** Anyone who lives on Kevin Avenue, or for that matter anyone that drives along it understands the major issue this street has with regard to congestion due to parked cars, along with significant traffic that uses the street due to it being the only traffic signalled access to Barrenjoey Road from the area. This proposal will add to general traffic flow and street congestion, especially with only a single off street visitor parking spot allocated within the proposal.

**3: Proposal is forward of the front building line:** The two storey proposal is sited approximately 6 metres forward of the front building line. There is a well established front building line that exists on the southern side of Kevin Avenue with some exceptions for single storey secondary dwellings. Proposing a bulky 2 storey development this far forward of this building line puts the development in view of my Master Bedroom and two important areas of external amenity, namely my front deck and front yard. This non-compliance will have a visual impact when viewed from these areas.

**4: Privacy and overlooking:** I have particular issues with potential loss of privacy to my property with the following:

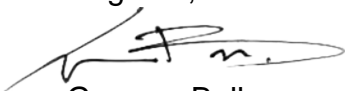
- First floor Terrace to unit 08: overlooking to my rear yard and living room. No privacy screen is shown to this balcony.
- Windows W808; W809; W708; W709 and W712 are all proposed first floor windows. These all face my property and pose an issue with privacy to my bedrooms and my external areas of amenity. They are all louvre style windows. All of these windows need externally mounted privacy screens applied to them to mitigate these issues. Not just translucent glass as all of these windows are louvre style and will have privacy issued when opened.
- The side access pedestrian path of the proposal (running along my side boundary) is too close to the boundary (and my bedroom windows) and doesn't provide a wide enough zone for buffer screen planting. This path needs to be moved closer to the development and more screen planting added along the boundary/ fence line.

**5: Noise from motorised entry vehicle door to lower basement garage:**

An electric vehicle roller door looks to be proposed (close to grid 5 and shown in Section A). I am concerned this gate with up to 20 vehicles coming and going during the day and night will have an effect on the aural privacy of my main bedroom located only metres from this gate entry. I know from unfortunate experience that these rollers are loud when activated. I suggest that any such electric roller door be set back further into the basement car park or be deleted as all of the underground carpark spaces are secured with their own garage door and the site has an entry gate at the front boundary.

Please feel free to contact me if you have any questions regarding the issues raised in this letter.

Regards,



Graeme Bell

[REDACTED]

[REDACTED]