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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

16/02/2024

MRS Skye Beckett
3 Sanctuary AVE
Avalon beach NSW 2107

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

Regarding DA/2024/0044

I would like to object to the above development application
On the following grounds.

Avalon already has significant number of over 55's apartments available
Or under construction

Norfolk Residences - 27-29 north Avalon - under construction
Avila Avalon- approved awaiting construction to commence- central Road
Avana Avalon - cnr Kevin Ave & Barrenjoey road - same street as new proposal.
Illoura Avalon - Avalon Parade
Aurora Avalon - Central Road
Bangally - Barrenjoey Rd
Iluka - Avalon Parade
The Boathouse -Riverview road
Pittwater palms -Avalon Parade
Catalina Boardwalk - Avalon Parade
And by no means is this a comprehensive list, This type of development
Is over represented in such a small area
These developments are all within a few streets of each other.
This type of development would not be approved if the apartments
We're not limited to over 55's.
Developers are well aware of this loophole and it is being exploited

Kevin Ave is an extremely busy street and a main feeder street to barrenjoey road due to the
lights at the end of Kevin ave.

At peak times this street is completely gridlocked .

And at quieter times still a very busy street to navigate.

Parking is difficult at any time.

The chaos that long term construction of large projects causes on this street has been
demonstrated whilst the Avana Avalon project was in the construction phase for over two
years .

The proposed DA is actually located in a worse location with very tight street access for trucks
and large scale deliveries.

The area for this proposal is not Zoned for this type

Of development.

These are residential blocks that are heavily Tree'd 63 on-site
The destruction to these tree's and the greenscape should not be minimised. These heavily
tree'd streets provide wildlife corridors
To connect with Stapleton Reserve .

Kevin Avalon is a residential street and unsuited to further large scale developmen that does
not benefit the residents
And in fact any further development of this kind would be detrimental