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23/02/2024

MR M Chandler
46 Kevin AVE
Avalon NSW 2107

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

DA 2024 0044
25-27 KEVIN AVENUE, AVALON BEACH NSW 2107

We object to the DA submission 2024/0044 on the following grounds:

- Inconsistent with the Northern Beaches council developmental goal
- Poor traffic safety
- Inconsistent with the desired future character of the locality
- Environmental impact
- Poor accessibility options to the site for seniors
- Lack of GP availability and access to Hospital Services
- Insufficient Stormwater and Infrastructure
- Inadequate notification of residents affected and exhibition period

-Inconsistent with the northern beaches council developmental goal.

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.

-Poor Traffic Safety

Major traffic safety problems would emerge if this DA was approved. We are very concerned with the poor traffic safety impacts to the narrow 8m wide Kevin Avenue. Due to the current level of street parking including, boats, cars, box trailers, etc Kevin Ave is a single lane street with cars waiting at the top end of the street for oncoming traffic to pass. The street is too narrow to cope with the increased traffic from this proposed development, particularly as visitor parking would fill both sides of Kevin Avenue.

Last year an accident occurred at the corner of Wollenscraft and Barrenjoey Road forcing all traffic from Barrenjoey Road to be diverted down Kevin Ave. This caused chaos as hundreds of cars, travelling back from a hot summer's day at Palm Beach, were jammed onto the street. This is only one example of the current traffic issues on Kevin Ave.

The on-street parking currently causes access issues for many residents, especially when there is construction or filming happening on the street, both which are regular occurrences. Garbage day causes another level of traffic mayhem.

This DA would mean 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.

We have major safety concerns for children riding their bicycles to school and to local recreation areas as well as parents with young children accessing the daycare centre at the end of the street.

We have been informed about DA 2023 0868, a SEPP Seniors Housing proposal at 37 Hay St Collaroy. This DA was refused by NBC's NBLPP on 13 December 2023. One of the major issues for neighbours was the narrowness of Hay Street. Note that Kevin Avenue is narrower than Hay St Collaroy. DA 2023 0868 at 37 Hay St Collaroy was proposing less cars than this DA in Kevin Avenue.

-Inconsistent with the desired future character of the locality

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. The scale of this development is detrimental to the character of the neighbourhood and only benefits the bottom line of the developer.

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.

Further, the current character and streetscape would be compromised with the proposal of a block of units over 30m long. There is an excessive height of buildings which exceeds the LEP standard.

Environmental impact.

Clearing a 1,500 SQM site including excessive removal of 12 very large native trees: Spotted Gums, Bloodwoods, Turpentine, Apple Myrtle, Cheese Tree, etc up to 20m high would have a severe environmental impact and green corridor.

-Poor accessibility options to the site for seniors, including distance from local shops and public transport options.

The site that is proposed for this DA 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.

-Lack of GP and other services (ie banks) availability in Avalon for new Seniors

There is currently a lack of availability of GPs and other essential services (ie banks) in Avalon. Our family travels to Mona Vale to access a GP for our family of four. On the occasion that our children have required urgent care we have had to travel over 45 minutes to the Northern Beaches Hospital, luckily Wakehurst Parkway was accessible for these trips otherwise the drive time would have been longer. Due to recent closures there is now only one bank with teller services. Often the hours of this bank is limited. This is inadequate for Seniors.

-Stormwater drainage issues

There would be an 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. There are also frequent burst water mains in this area, this type of development would put further pressure on the water infrastructure.

-Inadequate notification of residents affected and exhibition period.

The lack of notification of residents that would be affected by this DA proposal is concerning. This DA will affect residents as far north as Careel Bay, who use Kevin Ave as an entry/exit point onto Barrenjoey Road. The inadequate notification area by Council demonstrates a lack of understanding of the traffic flow and usage of Kevin Ave.

For the above reasons and to preserve the area as the unique natural surroundings that it currently is we object to the DA submission and urge Council to listen to the locals who live in and love this area.

M & M Chandler
46 Kevin Ave, Avalon NSW 2107