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**From:** Richard Quilty  
**Sent:** 25/02/2024 7:37:50 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: SUBMISSION ON DA2024/0044 - FOR ATTN MR. DAVID  
**Attachments:** Submission DA2024-0044.jpg;

Please find attached my submission opposing DA2024/0044

Kind regards  
Richard Quilty



Richard Quilty  
15 Wollstonecraft Ave  
AVALON BEACH 2107

25 February, 2024

Mr Gareth David  
Planner  
Northern Beaches Council  
[council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

Dear Mr. David

**Submission on Proposed Development  
Application No. DA2024/0044 – 25 & 27 Kevin Avenue, Avalon Beach.**

I am a resident of the Northern Beaches council area residing with my wife at 15 Wollstonecraft Avenue, Avalon Beach.

I make the following submission opposing the proposed development of 25 & 27 Kevin Avenue, Avalon Beach (DA2024/0044).

The next door property to our home in Wollstonecraft Avenue is a 3 storey block of 8 apartments; it was approved many years ago by a previous Council; it was developed perhaps more than 40 years ago. At that time there were a small number of similar 'unusual' (out of character) apartment buildings approved in the middle of residential housing in and around North Avalon. I understand those developments were approved by the council of those times and against vigorous sustained protest by a very large number of residents.

And now this year DA2024/0044 is a renewed example of that same kind of 'unusual' development in a residential street. But in 2024 the developer's chosen residential street, Kevin Avenue, is a road not wide enough for 2 vehicles to pass with safety whilst other vehicles are legally parked there.

DA 2024/0044 is perhaps a test by this developer of the manner in which this council is going to deal with the pressure of the NSW State Government for 'urban consolidation' as a means of addressing the acknowledged shortage of housing in our State. If council is mindful of the desires of this State government to increase both the population, and the population density, of this city then surely in the first instance that consolidation should occur along the major traffic corridors of the Northern Beaches – and in the case of Avalon the obvious corridor is Barrenjoey Road. Indeed the recent development of 4 apartments on the corner of Barrenjoey Road and Kevin Avenue is a good and useful example of that approach. It will be a notable departure from rational planning if in 2024 this developer (DA2024/0044) is allowed to randomly select, probably on the basis of nothing other than attractive acquisition costs, parcels of land in the middle of areas that were set aside in narrow streets for residential housing at a time beyond the memory of almost any current resident. Even more irrational in the case of DA2024/0044 is the developer's choice of one of the most heavily trafficked and narrowest streets of Avalon as the foundation of his proposal to your council.

Please do not encourage your council in 2024 to make the mistakes of that long gone previous council – mistakes which saw a 3 storey block of 8 apartments built next to my home; my home which still stands to this day after almost 100 years.

Avalon deserves much better than that – it did in the times of that previous council, and it does today. Please urge your council to reject DA2024/0044.

Yours faithfully,

  
Richard Quilty