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20/02/2024

MR Matthew Telfer
0 / 34 - 34 Kevin AVE
Avalon Beach NSW 2107
[REDACTED]

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

Date: 19th February 2024

DA2024/0044 - 27 Kevin Avenue and 25 Kevin Avenue AVALON BEACH NSW 2107
Demolition works of 3 Homes and construction of Seniors Housing with basement parking

We are writing to strongly voice our concerns re regarding this DA

- High-density development proposal of 10 units
- Disregard for R2 Low Density Residential zoning, which states low density housing established & maintained to protect the character & landscape of area
- Major excavation works of almost 46% of the combined site, with areas up to 6 metres below ground level. The disruption of the environment, community and street scape of this will be devastating.
- Removal of 20 trees/major plants & significant minimization of tree canopy
- Fundamental degradation of the greenscape on Kevin Avenue over 2 blocks
- Fundamental change to the character and landscape of the area
- Substantial site hardscape coverage, well above what is currently allowed, affecting drainage, runoff, heat sink, local character
- Additional 20 cars (minimum) on Kevin Avenue will critically affect street traffic & busyness, which has already reached it capacity (as it is a feeder street for the northwest area of Avalon), parking strain and pedestrian traffic
- Additional footpaths required in private lanes & on the northern side of Kevin, along with pedestrian crossing of major roads including Kevin and Wollstonecraft will further create traffic chaos
- Options A & B for the wheelchair accessibility do not meet regulations for Urban Design for seniors living.
 - o Option A exceeds the distance to a bus stop (400m limit), distance 426M and the gradient of Kevin Avenue from park st to Barrenjoey rd is dangerous (have never seen a motorized wheelchair use this in 20 years of living in Kevin Avenue)
 - o Option B 387m of crossing Kevin Ave with steel grates aligned to a speed hump given the narrowness of the road and parking of vehicles will limit visibility to the crossing and result in significant. Gradient of proposed laneway to Wollstonecraft (currently a goat track) is unreasonable for safe usage.
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We will see

1. A dramatic street scape change which affects the quality of life in this street
2. A disregard for greenspace in the street and Avalon - I thought it was a goal to maximize greenspace in R2 locations rather than reduce.
 - a. Heat increase by significantly increasing the hard space, contribute to bush fire volatility
 - b. Development also has astroturf which is proven to increase ground temperatures and creates increase drainage issues. Associate Professor Pfautsch WSU (one of 30 experts) who who found in an independent review of the impacts of synthetic turf "This material on a sunny day, with let's say 30 degrees Celsius in the sun unshaded, will be about 80 to 90 degrees hot," he said. Increases radiant heat in the environment and can be a burn hazard
 - c. Reduced green space - Removal of vegetation to visually impact street and create new heat zones
 - d. Wildlife corridor removal impacts native animals' ability to move /breed, (significant possum, bush turkey and bandicoot population in the area)
 - e. Run off issues, reduced ground infiltration with hard spaces - flooding to this location in the street is already a major issue
3. Traffic will be greatly impacted and the safety of the residents (in particular children) who walk to and from school with increased driveway usage. Part of the fabric of living in Avalon is a safe environment for Children to access facilities and services safely in a community where it is encouraged to walk to places, exercising the mind a body (mental wellbeing of children to be possibly impacted)
4. Creation of precedent for further developments in the residential area
5. Zoning changes will create precedent within Kevin Avenue and Avalon
6. This additional traffic to the street will further exacerbate the traffic jams in Kevin avenue from 8am to 9.30am with school activity. We already see queues of traffic up to and beyond 24 Kevin Ave on a daily basis and 4 -5 changes of traffic lights to get onto Barrenjoey Rd (20mis from 34 Kevin Ave to Avalon Public school - less than 1km)
7. Please conduct a traffic study ASAP and prior to any approvals - new traffic lights at George st could minimize the impact here.
8. Location of Driveway Directly opposite existing Driveway
 - Of 41 driveways in Kevin Avenue to the junction of Elvina Street, only 4 pairs are directly opposite.
 - See Privacy Issues
9. Drainage Issues in front of 27 Kevin Avenue (photos can be provided on existing draining issues in front of 27 Kevin Ave every time it rains)
 - The curbed area outside 27 Kevin Avenue already has critical drainage issues with the camber of the road and the existing speed hump hindering stormwater drainage. We have had issues in the past with flooding flowing through the 32 and 34 Kevin Avenue to adjoining rear property on Wollstonecraft Avenue
 - Driveway placement - the proposed proximity, directly opposite and with such impenetrable length, will exasperate a currently non-functioning drain (as per above) in even the smallest downpour. The proposed driveway has a double entry, which is excessive at street level.
10. Privacy to 34 Kevin Ave, 32 Kevin, 30 Kevin
 - Proposed tree/understory removal opens direct view to 34, 32, 30, 28 Kevin Avenue creating significant, permanent privacy issues. Affected rooms are Master bedroom, Children's bedroom, Ensuit, living rooms
 - Development sees 14 large scale windows overlooking residences in the front units & an additional 8 to 16 further windows in the rear units
 - Car headlights of 21 cars will cause an adverse affect in bedrooms and living room of both 34 Kevin and 32 Kevin Avenue. Glare into homes at above 2metres above street level will adversely affect quality of living and is unreasonable in a r2 zone
11. Parking & Traffic

- Proposed Double frontage driveway - removes a parking space on the street that is already congested.
- Increased street parking with the removal of a parking spot will causes traffic bottlenecks at the speed hump and a pedestrian blind spot, with children crossing the road outside our home
- Noticeable Increase in Traffic over past 4 year - Ever increasing traffic in Kevin Avenue at all times but significantly during peak hours, as Kevin is the only street with traffic lights to allow controlled access onto Barrenjoey road.
- Proposal offers double offstreet parking for each unit but without any storage provided. It is more than likely units will use street parking for at least 1 car, boat etc
- The proposals parking bays have a very limited and difficult turning circle into parking for units 5, 7,2, 10 Therefore exacerbating street parking
- Only one visitor parking provided for 10 units is vastly underestimated and will see increase parking during the day in a street with significant dangerous congestion already (not wing mirrors of trade cars regularly knocked off as is)
- Potential significant increased usage of KEO ride services will block the street on a regular basis for significant periods to onboard and off board disable residents.

12. Tree Removal

- Removing over 20 trees and green space including understory plantings and lawns will adversely affect runoff and Kevin Avenue Leafy character.

13. Disable Access to Public Transport -The proposal for new footpaths, crossing, to bus stops and gradients of paths need to be examined by council due to safety concerns and distance within the 400m requirement to and from a bus stop are unreasonable and dangerous in such a narrow street that is the main thoroughfare Avalon and Stokes point residents (only street traffic lights for the majority of the suburb north of central avenue) --- Kevin Avenue and Barrenjoey rd are the last set of traffic lights in northern metropolitan Sydney

Regards

Matthew and Louise Telfer
34 Kevin Avenue