
From: Richard Quilty
Sent: 25/02/2024 6:50:29 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: 25 & 27 Kevin Avenue - DA2024/0044 - SUBMISSION ON PROPOSED DEVELOPMENT -
Attachments: IMG_6669.jpg; IMG_6668.jpg; Kevin Ave 7am 25 Feb 2024.jpg;

For the Attention:-
Gareth David, Planner

Please find attached Submission of Dianne Quilty and one accompanying photograph of the relevant section of Kevin Avenue, Avalon Beach.

With thanks,
Dianne Quilty
Per:- Richard Quilty

Dianne Quilty
15 Wollstonecraft Ave
AVALON BEACH 2107



25 February, 2024

The Chief Town Planner
Northern Beaches Council
council@northernbeaches.nsw.gov.au

Dear Sir/Madam

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

This morning, Sunday 25 February, I walked past the proposed development site, 25 & 27 Kevin Avenue before 7.30am; I attach to my email photos of traffic which was negotiating that section of Kevin Avenue at that time this morning.

As a ratepaying resident of the Northern Beaches Council area I oppose the proposed development of 25 & 27 Kevin Avenue, Avalon Beach – Application DA2024/0044.

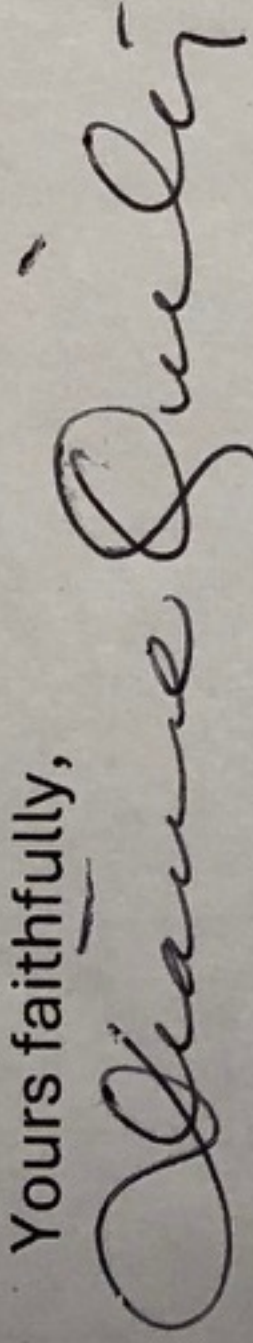
The proposed development includes underground parking sufficient for each of the proposed 10 new residences. Next door to my home in Wollstonecraft Avenue is a block of 8 apartments including secure garages for a single car for each apartment. The majority of those garages are currently used for furniture and other storage without any remaining space to accommodate a vehicle. There will be a substantial increase in the number of vehicles belonging to residents, family members and visitors of every description living in or attending the proposed development who will park their vehicles in Kevin Avenue rather than in the available underground spaces. The description 'Seniors Housing' identifies people who are likely to be 'downsizing'; the same people who will have storage problems associated with relocation from larger living spaces to smaller homes – people allocating themselves additional storage space by removing their vehicles from the underground carpark onto Kevin Avenue. Additionally the family members, visitors of all and any kind, tradespeople and others will park in Kevin Avenue during their attendance for any reason on the proposed unit development; that type of use is often overnight and in the summer months it is very often long-stay.

Kevin Avenue in the vicinity of the proposed development is less than 8 meters wide; I drive my own vehicle on Kevin Avenue at least once each week to take advantage of the traffic lights on Barrenjoey Road; it is not possible for 2 vehicles to pass each other if and whenever there are vehicles legally parked on both side of Kevin Avenue. It is a very rare occurrence for me to be able to traverse Kevin Avenue in my vehicle without having to give way to oncoming vehicles, and this can occur two or three times in that single section of Kevin Avenue which I traverse and which is adjacent to the site of the proposed development of 25 & 27 Kevin Avenue. The proposed development of those two properties will certainly exacerbate the problem for through traffic negotiating Kevin Avenue. The road is not wide enough to cater safely for current

users; the problem will certainly be worse if the proposed development of 25 and 27 Kevin Avenue proceeds.

Finally I draw the attention of Council to an incident which occurred 12 months ago at the intersection of Wollstonecraft Avenue and Barrenjoey Road – an incident where a bicycle collided with a vehicle exiting Wollstonecraft Avenue onto Barrenjoey Road. Police closed a section of Barrenjoey Road for a period of 5 hours that day and all traffic in both directions on Barrenjoey Road was directed around the scene of the accident along Kevin Avenue. By virtue of the fact that, as is always the case, vehicles were previously and legally parked along both sides of Kevin Avenue, that road was reduced to a single lane traffic flow – a single lane that was required to accommodate all vehicles then intending to travel in both directions on Barrenjoey Road. On that day it took me more than 90 minutes to drive my vehicle from Avalon shops a distance less than 1km to my home in Wollstonecraft Avenue. That accident caused traffic chaos. The proposed development of 25 & 27 Kevin Avenue does need be considered against the prospect of any similar forced future use of Kevin Avenue. That avenue is not a safe or satisfactory 2 way road today; it will be that much the less so if the proposed development proceeds.

Yours faithfully,



Dianne Quilty

