
Sent: 16/12/2019 11:59:31 AM
Subject: Proposed Development - DA 2019 / 1332

Submission regarding Proposed Development - DA 2019 / 1332

Address - Lot 2 DP1237357
- 12A John Street Avalon Beach

As a direct neighbour of No. 12 John Street, I recently lived through the subdivision process of no.12 into two blocks.

The clear intention of that sub-division was to enable the building of a quality home in an established leafy environment on the newly created 12A John Street property.

The new home on the back block was envisaged to be centrally located, in amongst the existing mature trees, with enough green space and established plant life around the property to ensure a very pleasant environment for the new residents of 12A, while creating a minimal impact on the direct neighbours - specifically:

- No. 12 John Street
- No. 8b John Street
- No. 14 John Street (Avalon Nursing Home).

I doubt that the many residents in the nursing home who currently enjoy a pleasant leafy outlook, are even aware of the potential removal of the majority of trees that lies ahead.

I am fully aware that the 12A property will be built on at some point, and understand that as a very close neighbour I will have to endure the ongoing discomfort of noise, dust, etc, for up to two years.

Objection -

I believe the further subdivision of 12A John Street would remove the ability to build a home centrally on the existing property.

Building centrally on the existing property is in my opinion, the only feasible way to enable the protection of many of the mature / significant plantings / trees, while also minimising the loss of sunlight, line of sight privacy, and quality of living for the direct neighbours.

While I am no guru on real estate values, I have also been advised by a Real Estate expert that should there be what is considered an overdevelopment of the current 12A property, the value of all neighbouring properties would suffer a directly proportionate negative impact on their market value - another highly unenviable outcome.

Appreciate your serious consideration of these concerns, and hopefully no approval for this further subdivision.

Ken Brownlow
10 John Street
Avalon Beach