
Sent: 10/05/2021 1:37:18 PM
Subject: Notice of objection to DA2021/0420
Attachments: DA2021 draft.docx;

Please find the attachment stating our objections to the proposed DA2021/0420 being the proposed sub division of 12A John Street Avalon Beach NSW 2107

Regards John and Catherine Mazey of 8b John Street Avalon Beach NSW 2107

DA2021/0420, Lot 2DP 1237357 12A John Street Avalon Beach 2107

Our concerns and objections to this development application remain as submitted to the previous application DA2019/1332 as they appear to be very similar in that.....

As the proposed blocks would be less than the minimum width, this would result in the location of any future construction encroaching on our privacy and lifestyle, restricting our natural light and being potentially detrimental to our health and wellbeing.

We note that part of the block bounded by Careel Creek is located in a flood zone and should not be included as part of the sub division.

The alterations to the drive would indicate that additional traffic would be entering and exiting the blocks. Parking is at a maximum in this area, vehicles are parked both sides of John Street, Lewis Street, William Street, Elvina Avenue, George Street and Kevin Avenue. Accessing Barrenjoey Rd via George Street and Kevin Avenue (which includes a school zone) can sometimes take up to 10 minutes, or more, at weekend and peak times. No more traffic please.

We note that no removal of trees and vegetation is included in this proposal.

The Riparian Zone Impact is of great concern and we do not agree with the proposal in this submission.

The Sub Division would result in the destruction of a beautiful block of land located in an eco sensitive area inhabited by wildlife of the wetlands and parklands with other animals visiting these adjacent areas.

Northern Beaches Council have developed an Urban Tree *Canopy* Plan: "to improve our tree *canopy* and wildlife habitats; to create healthy and diverse landscaping in our streets and parks; and to contribute to the health and wellbeing of all that enjoy our area". This Sub Division does not meet the requirements of this plan.

Northern Beaches Council have a duty of care to protect these remaining areas not see it "grab for cash in rates" as the owner of the land appears to be doing, due to the high demand of housing in the area.

Avalon is the "Jewel in the Crown" of the Northern Beaches; located around "The Bends", the Council's medium density housing policy should be subject south of "The Bends" and only to the Avalon village centre. Council should encourage any new development to be in keeping with that of the existing residential areas. There are some fine examples of new single dwellings in Avalon and we feel that this would be more suitable.

As one of our Councillors commented "The community expects that the staff will be able to say to developers we need you to respect the community views. The situation is reminiscent of around 15 years ago when the Avalon community helped steer some contentious issues. We had really good high quality unobtrusive developments, so it can be done - it's not about dollars sometimes, it's not about quantity, it's about quality".

When the block was purchased by the now owner we were told that he was to have an architect designed family home built on the block. Since then there has been no consultation as to the future of the block just the development applications. The developer appears to have no regard to the neighbour's existing lifestyle located in this unique part of Avalon with the destruction of what is

perhaps the last remaining block of land of its location/ type. As noted earlier, we believe the developer sees it as a chance to make a quick dollar with no respect to the community or environment.

Our conclusion is that this proposed Sub Division should not proceed.

John and Catherine Mazey

8b John Street

Avalon Beach 2107