
Sent: 3/02/2024 11:17:33 AM

Subject: Submission regarding Development Application No. DA2023/1819

Proposed Development Application No. DA 2023/1819

Address - Lot 2. DP 1237357
12A John Street Avalon Beach

As a very close neighbour to the proposed development, I have reviewed the plans available and have been left feeling highly concerned.

While I appreciate that one neighbour of the development site is an existing fairly large nursing home, the rest of the entire Street is made up of conventional residential homes offering indoor and outdoor space, privacy for neighbours, with large green areas, gardens and mature trees softening the local landscape.

Objection -

The proposed development is completely out of character with the area and in my view a dramatic overdevelopment of a limited size residential space.

The proposed extensive removal of mature trees is a huge concern.

The likely dramatic increase in resident numbers and cars across the proposed dwellings (which certainly do not adequately cater for safe driveway parking and turning access) is also a serious concern.

My greatest concern though is for the direct neighbours of this development, as if it goes ahead as proposed, they would lose their outlook, their privacy, to some extent even some natural sunlight as well, but mostly the level of their quality of day to day life would be adversely impacted - forever. Another concern is the loss of the existing garden barrier which currently provides some privacy and green softening of the extensive hard surface areas between 12 John Street and the neighbouring nursing home.

In addition - as confirmed by a local real estate expert - if the development goes ahead as planned, the value of all neighbouring properties would suffer an immediate and unrecoverable value loss.

In my opinion, the logically acceptable alternative -

I believe a more acceptable and appropriate development would be one building located close to centrally on the block.

This would enable the saving of many of the existing mature trees and plants, and also dramatically reduce the negative impacts on the direct neighbours.

Appreciate your consideration to my concerns.

Thank you,

Ken Brownlow
10 John Street
Avalon Beach.