
Sent: 16/12/2019 5:24:31 PM

Subject: Submission regarding Proposed Development Application No. DA 2019/1333

Proposed Development Application No. DA 2019/1333

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 existing 12A John Street is a fairly large nursing home, the rest of the entire Street is made up of conventional 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 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 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.

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.

The logically acceptable alternative -

I believe a more acceptable and appropriate development would be one building located close to centrally on the (un-sub-divided) block of 12A John Street.

This could be one large home or a duplex of some sort (with a common central wall), but designed to house no more than two families (not four).

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.