
Sent: 15/01/2020 3:27:48 PM
Subject: Opposition to DA1333 & DA1334
Attachments: Final DA 1333 &1334 submsision.docx;

Please find attachment raising our concerns,
Thanks John and Catherine Mazey

John and Catherine Mazey of 8b John Street Avalon Beach NSW 2017 oppose the construction of dwellings proposed in DA 1333 and DA 1334 that it is over development for this location and the following concerns.

As owners of the adjoining property 8b John St, a north west facing duplex, we do not have another aspect option due to a common internal dividing wall. The loss of natural light, trees, flora and fauna, wildlife and privacy will have significant negative impact on us daily. Furthermore the close proximity of the proposed dwellings will physiologically have high impact on our health, lifestyle, privacy and well being. We purchased our current home because it offered the attributes mentioned above as it provided the well being lifestyle we required. We consider the submitted DA plans if developed we will lose all of this and devalue the only asset we have.

Our aspect is directly facing the proposed dwellings. The main dwelling would overlook our lounge, dining, kitchen/informal dining room windows, entertaining deck and bedrooms with 8 eye level windows and a door, while the window of the secondary dwelling above the garage would directly be at eye level with our second bedroom window. All of this would directly impact on the only privacy we have which in turn would affect our well being.

The removal of the established trees between the 8b and the proposed 12b would directly expose our property. The proposed plantings to replace these would not be sufficient due to their location and loss of natural light.

The 4 proposed dwellings are considered over development for this location.

The development appears to over cover the surface area, extend over the required set back from the rear boundary to the creek and encroach on privacy to the adjoining dwellings.

The excess stormwater runoff from the hard surfaces would be detrimental to the adjacent creek and wet lands.

The driveway does appear to be of two tracks which would not be suitable for the turning of vehicles.

There is not sufficient off street parking for the 4 proposed dwellings.

The proposed external outlet for the internal fireplace would emit fine particulate matter which would cause serious health and respiratory problems to us, the adjoining properties and adjacent nursing home.

John and Catherine Mazey

15th January 2020

