

John and Catherine Mazey of 8b John Street Avalon Beach NSW 2107 oppose the development DA 2019/1332 for sub division and construction of two detached dwellings under DA 2019/1333 and construction of two detached dwellings under DA 2019/1334

The loss of sunlight, trees, fauna , wildlife and privacy will be significant and the close proximity of the proposed dwellings will physiologically have high impact on our health, lifestyle, privacy and well being.

Due to the short time we have to lodge our objections i.e. 6 days we wish to notify you of our concerns but advise that more could follow and therefore ask for an extension

DA 20191333

The Natural Environmental Planning and Assessment documents address some of our concerns but we raise objections to the following

6.3 Statement of Environmental Effects

The removal of the 54 including 13 high category trees and the remaining trees to be removed will have detrimental impact on the wild life, photosynthesis and tree canopy. The replacement plantings does not address the removal of so many established trees.

6.4 Environmental Conservation and Living

The proposed sub division has a high impact on residential development in the area. Where there was one dwelling block 12, the sub division of that block a few years ago allowed for an additional dwelling to be constructed as stated by the current owner. We regard this as high density development by three dwellings for this location

The residential impact on us as owners and residents of 8b is immense. 8b is a duplex with a north west facing aspect as our south east wall is a common wall. The majority of our windows are on the north west side which provide light and tranquil environment consistent with living in this location. The removal of the trees and vegetation and the construction of the proposed dwelling would be detrimental to our aesthetic values, privacy and loss of afternoon sunlight as we will be in full shadow by 3pm. The proposed height of the dwelling, its 5 windows , some of which face us at eye level and a door directly facing us will impact on the loss of sunlight and privacy to our entire living areas, living room, dining room, kitchen/informal dining, outdoor entertaining deck and first floor bedrooms and bathrooms. The proposed replanting of trees on this side would be impacted by loss of sunlight and space and as such would not develop enough to provide adequate screening.

6.5.1 Shaping Development

A4.1 The proposed development does not in our opinion comply with this clause as it will directly impact the habitat diversity of the Careel Creek wetlands. The onsite parking is not adequate for the 4 dwellings. We also view this as " trees amongst houses" due to the removal of the existing tree canopy which needs to be maintained to enhance wildlife corridors. The development does not reflect the "seaside village" character.

6.2.2

B2.2 Population density exceeds that reasonably regarded for this area due to the proposed 4 dwellings. Due to the non compliance sub division width of the lot, the privacy, sunlight, lifestyle and well being of the adjacent property i.e. 8b will be adversely affected.

6.2.3

C4.2 The proposal does not provide sufficient off street parking for the proposed 4 dwellings.

7.4

As an immediate neighbour of the subject boundary we feel that we will be adversely effected by the sub division and development .





