
Sent: 10/05/2021 9:00:28 PM
Subject: Submission to DA for subdivision of 12A John St Avalon
Attachments: Submission DA for subdivision 12A John St Avalon.pdf;

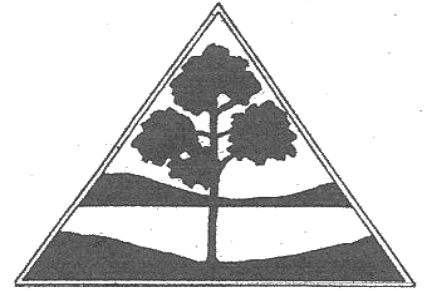
Please find our submission attached.

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Management Committee
AVALON PRESERVATION TRUST
Incorporated as AVALON PRESERVATION ASSOCIATION
P.O. Box 1
Avalon Beach 2107

Avalon Preservation Trust

incorporated as **Avalon Preservation Association**



May 9 2021

Re: DA2021/0420, 12A John St Avalon

We have the following comments about this proposed subdivision:

- 1 We support the general concerns expressed by the neighbouring residents John and Cath Mazey.
- 2 While this is a DA for a subdivision, the arborist report anticipates work required for trees on the land following DAs for two houses and driveways. We note that 10 local native trees are expected to be removed. We question whether there will be enough room for replacement trees to be planted given site coverage limits for these blocks. The intentions of the council's Draft Urban Tree Canopy Strategy will be ignored in that case.
- 3 Council needs to ensure that the proposed lots would meet required minimum lot widths
- 4 Parks, Reserves and Foreshore Referral response notes the site adjoins Hitchcock Park located upslope of the development site. This doesn't appear to be accurate.
- 5 The proposal is contrary to the general amenity of the area, with its increased density and impact on neighbouring residents.
- 6 We do not believe any future building designs on the proposed resulting lots could mitigate the resulting severe environmental impacts.

The subdivision should be refused.

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