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MRS Carol Williams
12 / 15 Old Barrenjoey RD
Avalon Beach NSW 2107
ourmail@chez-williams.com

RE: DA2020/1162 - 27 Bellevue Avenue AVALON BEACH NSW 2107

We were extremely concerned when we saw the plans for the development of the plot at No. 27, Bellevue Avenue, after the demolition of the old, 1923 Avalon beach house, with the construction of three seniors' units which our living area and balcony will directly overlook. As a result of our concern, we sought advice checking the details of the planning application DA 2020/1162 and our previous submission contains a detailed assessment of these.

The three large, very modern units that are proposed, covering the greater part of the land on this sloping plot, would not be out of place on land overlooking the ocean or a golf course, but not in the middle of a well-established neighbourhood of large, more traditional houses and which will closely overlook the living areas and decks of the quality apartments where we live across Wickham Lane and on those apartments with gardens below us.

The building of the lower unit No. 3 will have an enormous impact on our privacy and quality of life, with its living area, large windows and deck space, so close, on the same level and directly opposite our living area and deck space. At present we overlook and enjoy, across Wickham Lane, the beautiful old trees and the old brick wall covered with ivy, providing a dense screen of green foliage for us and a natural habitat for nesting birds and insects. It is planned that all this will be cut down and demolished leaving only one magnificent Angophora which is just behind the wall and whose roots may suffer when the wall is knocked down and the banking cut away for an entrance for cars to the car park and may not survive the new construction. The planned living area built above, with large windows and outdoor living space, cantilevering out towards the lane will look directly into our deck and living area. It is proposed that seventeen of the twenty trees on the site will be cut down and most of the remaining trees, including those on the council strips, will be hidden from our view by the proposed buildings.

We would not have bought our apartment if the proposed buildings were there ten years ago and can't imagine prospective buyers being happy to buy an expensive unit in Bellevue Avenue so closely overlooking and being overlooked by others! We are in no position or have any desire to sell up and move away, if our quality of life is adversely affected greatly by this building, as we are elderly, although young at heart, and love our life in Avalon, and bought our apartment, which is designated as one for the mobility impaired, in the expectation of living here for many years.

Whilst all other additional developments on the large plots of houses in Bellevue Avenue backing onto Wickham Lane are screened behind trees, this one will have no screen of trees and will closely face the two largest apartment living areas and balconies in the lane. We rely on our seven metre patio windows and deck, similar to our immediate neighbour's, to provide daylight and outlook for our living space, as our back wall faces the Avalon Telephone Exchange and isn't allowed to have windows, so we couldn't put up shutters to hide the

development and give us privacy, while maintaining natural light for our interior.

We do hope that the developers can come up with an alternative design for their development which would have a far less detrimental impact on our privacy and way of life. and that of our neighbours.