
Sent: 1/11/2019 8:10:45 AM
Subject: FW: proposed plans of 67 Marine Parade,Avalon

Hi Nicholas,

Thank you so much for coming to look at our house and the giving us the opportunity to discuss and show you the impact that the proposed plans for 67 Marine Parade will have on our house and lifestyle.

Something which we didn't discuss which I feel is relevant is the fact that the zoning of the block is E4, that is it has a special environmental and scenic value which is important to the area. As an e4 block council has deemed there are different considerations to take into account when building/ developing . These conditions are imposed because of the inherent nature of the block and emphasise the importance of the environment and/or scenic view.

Development in this zone is to give priority to preservation of the particular environmental qualities of the land.

As such residential redevelopment should be low impact. I really do not believe that this proposed development of 67 is low impact, it is 47 metres long and of significant height above street level. Additionally it is not of low impact to its surroundings. This is true not only for my personal house but also on the back reserve, the street and on a suburb basis. The proposed scale will be seen across much of the suburb and therefore its impact is not low.

Why should we have the disadvantages of the restrictions of an e4 block imposed (eg we cannot subdivide) but not receive the advantages such as preservation of the environmental amenity of the area protected. Instead both 69, 63 and 65and others houses in the street will look onto a structure several metres above the ridgeline from our cliff top land. Our views and privacy and the inherent nature of this land would be significantly affected by the proposed development of 67 Marine Parade.

I again want to reiterate that the reserve behind would be significantly affected should the proposed plans be built.

The rear reserve is a public asset which would be adversely effected and devalued due to overshadowing, loss of view and loss of privacy.
To my knowledge no one is actively acting on behalf of the protection of this waterfront land so recently acquired by the federal government for the good of the public.
So as a taxpayer, and Australian citizen who uses this reserve I would like draw this to your attention when giving consideration to the proposed development of 67 Marine Parade.

I would like this email to also form part of my submission objecting to the proposed extensions to 67 Marine Parade, Avalon.

Thank you

Kind regards

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