

Development Application for 2 C Amethyst Avenue Pearl Beach

DA 58347/2020

I live in Amethyst Avenue Pearl Beach. 2C, the property lodging a DA is a studio-type structure near the end of our street. It occupies a large share of its small block; in fact originally I assumed it was an annexe of the adjacent property. Recently that the owners had cleared all trees and other vegetation from the block with the exception of a large Norfolk Pine the south western corner boundary.

A DA now seeks to expand the dwelling to use much of what remains of its land area. I would like to object to this proposal on three grounds:-

- 2C is probably the smallest block of land in Pearl Beach and its open space is definitely smaller than any other. The existing structure takes up almost half the block. Using up a large share of this remaining space would make this a high density development in a medium/low density setting. It presumably doesn't meet planning guidelines and sets a very undesirable precedent.
- The existing structure fronts directly onto the street, has no front yard and abuts a house on its eastern side. The change will extend the structure to overlook a neighbour's small yard on the western side. It will be an eyesore.
- Houses in Pearl Beach generally have open space and trees are treasured as part of its heritage. Not only will 2C not have any trees, but proposed development will almost certainly cause the destruction of the heritage Norfolk Pine.

I would imagine that resident complaints about development plans are sometimes flimsy and possibly self-interested. In this case it is clear that DA 58347/2020 offends on many objective criteria. The existing dwelling is little more than an extended garage. Presumably building was originally approved on its tiny block because of its small footprint. Extending this to a more expansive property would be inappropriate, unattractive and make a mockery of planning guidelines.