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**From:** Avalon Preservation  
**Sent:** 1/02/2024 1:33:33 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED Submission DA2023/1819 and DA2023/1818 John St Avalon Beach  
**Attachments:** Submission DA 12A 12B John St.pdf;

Please forward submission attached to the relevant Planning Officer

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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



30 January 2024

**Submission: DA2023/1819 and DA2023/1818 John St Avalon Beach**

**Avalon Preservation Association objects to these DAs.**

The building of two houses and secondary dwellings on these sites is inappropriate. We note that the DAs are not supported by several Council staff referral responses, including Natural Environment – Biodiversity and Natural Environment- Flood, and Landscape.

The Landscape referral report comments: *The site is located in the C4 Environmental Living zone, requiring development to achieve a scale integrated with the landform and landscape, and to minimise impact on the natural environment with ecological, scientific or aesthetic values, including the retention of natural landscape features and existing trees, to satisfy the landscape objectives of the C4 Environmental Living zone. It is noted that the proposed landscape area does not strictly comply with D1.14 Landscaped Area - Environmentally Sensitive Land, whereby 60% shall be landscape area as defined under the PLEP: means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.*

It is clear that the development contravenes the objectives of the C2 and C4 Environmental Living zones.

The applicant's **Statement of Environmental Effects** lightly dismisses the effect of the development, saying: *7.6 The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality. It is considered that the proposal, which seeks consent for the construction of a new dwelling and detached garage with secondary dwelling over, will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area.*

However, to quote the applicant's arborist's report: (paragraph 3.3.3) **summary of the impact on local amenity** : *12 High Category trees and 20 low category trees will be lost because of this proposal. However many of them are not visible from outside the site, and the retention of all the significant boundary tree-cover at the rear will reduce the impact on the wider setting. A comprehensive landscaping scheme to mitigate these losses is recommended that will include the planting of new trees. The proposed changes may adversely affect a further eight high category trees and 14 low category trees if appropriate protective measures are not taken. If adequate precautions to protect the retained trees are specified and implemented through the arboriculture method statement in this report, the development proposal is expected to have a moderate to high impact on the contribution of trees to local amenity or character.* We question how likely it is that these recommendations will be followed.

A social impact of the development will indeed be on the neighbouring properties, as noted in the submission by neighbour John Mazey at 8B John Street.

We urge Council to reject these development applications as they are not suitable for this location and are not in the public interest.

Craig Boaden

President, Avalon Preservation Association

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