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04/02/2024

MR John Mazey
8b John ST
Avalon Beach NSW 2107

RE: DA2023/1819 - 12 A John Street AVALON BEACH NSW 2107

Please note our objections to DA23023/1819, (proposed lot 1) Shown as 12B on the plan The owners of 8b John Street, Avalon Beach, NSW, 2107 do not support the submitted proposal DA23023/1818. It is our opinion that the developer shows no respect for this eco-sensitive riparian creek zone, or the flora, fauna and wildlife that inhabit and visit this unique part of Avalon. We also believe that it does not respect the privacy of the bordering neighbours, the nursing home and its residents.

Over 100 bird species have been recorded at Careel Bay and its catchment area. The endangered Bush Stone Curlew is a resident of this eco sensitive riparian creek area along with the Mangrove Greygone and other international migratory birds such as the Eastern Curlew, Bar-tailed Godwit and the Whimbrel. The proposed development block is a habitat for numerous native birds including Kookaburras, Magpies and Bush Turkeys and we feel that the proposed development would greatly affect their habitat, health and well being. We also believe the excess stormwater runoff from the buildings hard surfaces would be detrimental to the adjoining riparian creek and wet lands.

We believe the proposed external outlet for the internal fireplace would emit a fine particle matter which could cause serious health and respiratory problems for us, other neighbouring properties and the adjacent nursing home.

The proposal is considered as overdevelopment of the below minimum width for the lot, as shown in the 3D image. The 3D image also appears to show a larger construction footprint than that permissible for the size of the lot.

The proposed high density nature of this proposal is considered over development for this eco sensitive riparian creek location, and is not in character with this residential part of Avalon Beach. We believe it could set a precedent for future high density developments in this area.