
Sent: 29/02/2024 10:19:28 AM
Subject: 12 John Street opposition to 12A & 12B Application DA 2023/1818 & DA 2023/1819
Attachments: 12 John Street opposition to 12A Application January 2024.docx;

Hello Northern Beaches Council,

Please find attached our objection to the building application for 12a and 12b John Street Avalon Beach, DA 2023/1818 & DA 2023/1819.

This objection is in conjunction with the submission from Willian Fleming from BBF Planners.

We strongly oppose this application.

Kind Regards,
Jani and Graham Johnson
12 John street
Avalon Beach

12 John Street opposition to 12A & 12B

Application DA 2023/1818 & DA 2023/1819

As our property is being affected on 2 boundaries by this development application, we have put together our main objections and ask for councils' serious consideration of the objections below.

The proposal of building and ongoing habitation of 10 bedrooms combined on the two blocks creates many high impact issues for the area. The main concerns are;

1. the irreversible effects on the "threatened ecological communities" that live in and around the zone
2. excessive pressure on waste management
3. privacy for the properties of 8, 12 and 14 John Street
4. the safety and space issues for the driveway at 12 John St
5. the added impact to residents and users of John Street.

Local Fauna and Flora comments

- As per the councils' response to "un-support" the flood, biodiversity and landscape submissions, there is more than a "moderate likelihood" of permanent destruction of habitat, foraging opportunities and life to a number of native and migratory birds, animals, insects and vegetation. On a daily basis we see the families of native birds and lizards (just to name a couple) etc that live in the vegetation on the block of 12a John Street. We also see Kookaburras, Butcher Birds, Currawongs, Magpies, Lorikeets, Native Minor Birds, King Parrots, Cockatoos, plus many more.
- There is also the local population and council protected/ managed, population of Flying Foxes in nearby Cannes Reserve. The zone including all the local properties along Careel Creek are frequented by these bats at night looking for food.
- The available food/ vegetation for all these native creatures is rapidly diminishing due to high density building and over development of the area. Of note, it is written in the application, and I quote from page 53 of the Biodiversity Development Assessment Report, ***"The proposal will would not act alone in causing impacts to biodiversity, as very large areas of vegetation within the locality have already been removed, predominately***

for urban and industrial development in the recent past.” This statement only highlights the progressive destruction of local threatened and fragile environments and should not be a reason to add to it, more reason to taking care and precaution to prevent further irreparable damage and loss.

Waste Management and Noise pollution

- The excess waste generated by the building and inhabitation of 10 bedrooms is a high impact concern for the immediate environment and local sewage resources. The building of these dwellings alone will adversely affect the, already struggling health, of Careel Creek along with the ongoing impact of overdevelopment. The excessively large building of Avalon House at 14 John Street, is already causing excessive impact on noise pollution, environment and population creating another reason to protect and minimise further impact by two 4 bedroom houses with secondary dwellings on top of two double garages.
- The enormous impact to us and local residents is excessive. With the possibility of a minimum of 20 adults (and possible same amount of cars) raises the safety and congestion issues for all local residents. We, at 12 John Street will have the added loss of privacy from cars and pedestrians using our driveway for access along with the congestion of parking and traffic on the street itself. There is no safe pedestrian access provided in the application nor any consideration for our elderly mother who lives on the lower floor. She uses the driveway for exercise and is also very concerned for her privacy with a lot of people walking and driving past her unit during the day and also the car lights at night.
- There only appears to be parking for 4 cars between both developments indicating the excess will be taking up (already unavailable) parking on the street. There are young families living just across the road and all access to the end of John St, Toorak Pl and the end of William St is either via William St, Lewis St or Elvina Ave. This makes the zone directly in front of 12 John St a hazard. There is already an excess of car/ truck traffic from the car park below Avalon Nursing home. Garbage and delivery trucks constantly use the driveway access adjacent to the 12 John St driveway, which is the only access to 12a and 12b John St.
- John Street is also a very busy and popular walking thoroughfare between Careel Bay and North Avalon. There is a constant stream of school children, young families with prams and toddlers, hikers, joggers, bicycle riders etc who have to use the road due to no footpath. This is a major safety issue with the addition of so many more cars parking along and using the street.

Storm Water Management and Creek Pollution

- The impact to the flow of storm water caused by the large hard surface footprint is a major concern for the fragile ecosystem already struggling to survive in Careel Creek. It appears the proposed rain water dispersion trench is not only going to inadequately deal with the lack of rain absorption in the area but will add to the erosion of the bank. This is a risk to the health of flora and fauna trying to survive the already overdeveloped area.
- The impact of the disturbance of the unknown composition of land that is proposed to be excavated. The impact of leaching and disturbance of this riparian zone is immense.

Privacy and Screening

- The shadows cast from all the proposed dwellings is undeniably going to affect the growth of existing planting on all adjoining properties. Specifically, the shadows cast and subsequent lack of sun from the second storey addition to the garages, will impact the screen planting we have planted for our privacy along the adjoining boundaries. This screening and other plants will suffer and potentially die as a result of their sunlight being taken away. Additionally, the landscape plan is completely inadequate for providing any privacy or screening for us. All planting illustrated in the landscape plan is not going to thrive or potentially survive as they also will receive little to no sunlight in the shaded, small garden areas proposed.
- The proposed landscape plan also does not provide adequate revegetation of threatened species. Pages 76-94 of the Biodiversity Development Assessment Report, highlight the high number of vulnerable, threatened and endangered species that are directly in the feature area. It is not possible to regain what is proposed to be permanently and irreversibly eliminated.
- The privacy issue of the addition of secondary dwellings is unreasonable. The plan shows a balcony on the upper storey of both garages. These two dwellings with windows and balconies will allow complete visibility into our home and main private outdoor space. They will have direct view from the southern end into our upstairs kitchen, living area, bedrooms, our private outdoor veranda and firepit/ backyard, that we use regularly. They will also have the same direct view into our mothers' private unit, kitchen, living area and courtyard. Specifically, 12a John Street, which is proposed to be built directly on our boundary.

Light Pollution

- There is already significant light spill levels from Avalon Nursing Home impacting our home at night. Any lighting and windows are to be permanently shielded to prevent further light pollution from these proposed buildings.

In conclusion, the development proposed is excessive for the area. The Master Plan 3D view images (Drawing #105A) shows 2 Story Unit Style living, not unlike Dee Why.

We ask that the houses be considered to have a maximum of 3 bedrooms per house and a single storey attached garage per block which may meet the LEP and DCP.

We are grateful for Councils consideration of our concerns and look forward to finding a mutually acceptable outcome for the environment and it's future, the developers, the local residents and the greater community that enjoys this beautiful area.