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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 4/02/2024 2:43:21 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

04/02/2024

MR John Mazey  
8b John ST  
Avalon Beach NSW 2107  
[REDACTED]

**RE: DA2023/1818 - 12 A John Street AVALON BEACH NSW 2107**

Please note our objections to DA23023/1818, (proposed lot 2) Shown as 12A 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.

We are the owners of the adjoining property 8b John St, a northwest facing duplex. The proposed development lot is our only aspect as there is a dividing wall separating us from our other neighbour. We believe that the planned development would be detrimental to our health, daily lifestyle and privacy as we would suffer a loss of natural light, privacy screening flora and visiting wildlife. We further note that the shadow plan shown on the 3D image will detrimentally impact us daily, and even more so in the winter months when sunlight and natural heating are more acutely impacted. This would result in the need for us to supply artificial light and heat at this time of year from a supply authority, increasing our carbon footprint, rather than the natural source that we currently use, benefit from and take pleasure in.

We purchased our current home as it included the attributes outlined above and provided the wellbeing, lifestyle and privacy features that we required. We consider that the DA proposal submitted, if developed, would lead to a loss of these essential features and greatly devalue our sole asset.

As previously noted, our sole aspect is directly facing the proposed dwelling. The proposed main dwelling has windows that would be directly facing our lounge, dining, kitchen, bathroom and bedroom windows. The windows of the secondary dwelling, above the garage, would overlook our second bedroom window. All of these outlook features would directly impact our privacy and well being.

The Statement of Environmental Effects, page 8, Fig 8., which incorrectly identified our home, 8b, as 8c shows that our privacy that will be lost by the removal of existing vegetation. The removal of the established vegetation between 8b and the proposed 12b lot would directly expose our property. We believe that the growth rate, health and screening ability of the proposed replacement flora would be restricted due to the environmental location and lack of natural light.

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 development 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.