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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 13/02/2025 2:38:17 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

13/02/2025

MS Fiona Zielinski  
- 143 Riverview RD  
Avalon Beach NSW 2107  
[REDACTED]

**RE: DA2024/1794 - 141 Riverview Road AVALON BEACH NSW 2107**

Attention;Planner -Development Assessment

Re: DA 2024/1794 - 139 - 141 Riverview Road Avalon Beach

I am the nearest Northern neighbour to this development. I was not consulted by the Developers for the models on the house or the Landscaping. I was only consulted regarding the shared access and the possibility of rerouting the current driveway that we both share.

Inspection of these plans are alarming as a result of the removal of well established spotted gum trees on the site that form the unique forested spotted gum escarpment corridor. Trees Listed as T10, T24, T26, T27, T34 and the risk of losing T33 and T35 from massive excavation on the block. This existing canopy is home to flocks of Cockatoos, Rainbow Lorikeets, King Parrots and Tawny Frogmouths. I observe them daily in this setting. The Canopy also offers privacy from neighbours.

Good design always considers the natural setting and the impact of development on the environment. The design is pleasing enough in a Qualia -esque manner but fails to retain the most important existing assets - old growth trees. Most of these existing trees are on the boundary so why not pull the development in to retain the trees.

The construction of a boundary wall neighbouring my property on the North lower block seems unnecessary and out of character with the area. It adds more built form to the natural vegetation flow of the escarpment.

I am pleased to see the council response from Landscape Referral and Natural Environment response with regard to the potential loss of established escarpment forest.

I am not averse to a new home being built on this site and the consolidation of the two lots but it would have been appropriate for the new Owners to consult and allow feedback which may have helped them.

Please feel free to discuss.

Regards and thank you for the consideration,

Fiona Zielinski