
Sent: 25/09/2021 3:20:27 PM

Subject: DA2021/1522 - 189 Riverview Road, Avalon Beach

Attachments: Ltr NBC 25.9.21 189 Riverview Rd. Avalon p 1.jpeg; Ltr to NBC 189 Riverview Rd Avalon p2.jpeg;

Dear Mayor Reagan, Mr Brownlee, Councillors and Mr Mitchell

Please find attached my submission re: the above DA.

Yours sincerely

Margaret Richardson

15 Trappers Way
Avalon NSW 2107

25 September 2021

northernbeaches.nsw.gov.au

Mr Ray Brownlee PSM
Chief Executive Officer
Northern Beaches Council
Mona Vale NSW 2103

Attention: Adam Mitchell, Planning Officer

Dear Sir

DA2021/1522 – 189 Riverview Road, Avalon Beach

I am deeply concerned about the above Development Application. I ask that the Council reject it for the following reasons:

1. The above property is steeply sloping, heavily treed and is in Pittwater Spotted Gum Endangered Ecological Community (a plant community facing extinction in Pittwater). The development will involve the removal of a significant number of trees including high value native canopy trees.
2. I refer to Northern Beaches Council Landscape Referral Response and I strongly support Council's comments.

The Landscape Referral Response raises many concerns including:

- The Ecology Report provided notes that 17 native canopy trees are to be removed. 16 of which are from Pittwater Spotted Gum Forest.
- The nine trees that are proposed to be retained are all below the Foreshore Building Line and two additional trees appear to be retained within the road reserve. There are concerns about negative impacts on these trees and the trees on adjoining properties.
- The Tree Protection Zone (TPZ) Diagram demonstrated that the proposed dwelling is expected to have significant TPZ encroachments on many of the trees that are to be retained. The 2 trees located in the road reserve have expected encroachments of 23.41% and 22.23% and with Structural Root Zones impacted as well.
- There is also the potential the proposed development will negatively impact the health and vitality of the above trees long term.
- No Arboricultural Impact Assessment has been provided.
- The Referral Response states in relation to Pittwater 21 DCP:
"The retention of existing native canopy trees is vital to satisfying control B4.22 as key objectives of this control include "to effectively manage the risks that come with an established urban forest through professional management of trees", "to protect, enhance bushland that provides habitat for locally native plant and

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animal species, threatened species populations and endangered ecological communities" as well as "to protect and enhance the scenic value and character that trees and/or bushland vegetation provide.". The retention of existing vegetation is also necessary to satisfy control D1.20, as key objectives of this control include "to achieve the desired future character of the locality", as well as ""to maintain and enhance the natural environment of Pittwater as the predominant feature of the landscape with built form being a secondary component". What part of that does the Applicant not understand?

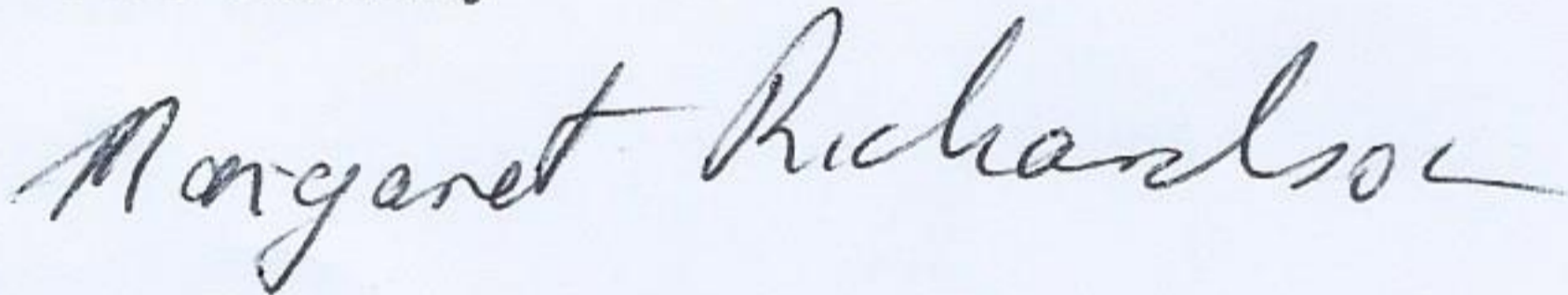
Most people are attracted to the area because of the natural environment, the hills the trees and the water. These are the reasons why most of us live here, as well as the strong sense of community and caring for the environment.

The Statement of Environmental Effects submitted in support of the DA describes the 6 level, 6+ bedroom development with music studio, media room, swimming pool, gym, 2 car garage, etc as a 'family home'.

A home for a family would be neighbour and community friendly, would comply with the Council's regulations and should want to protect the natural environment so there is something left for their children.

The Development Application has already upset and worried the neighbours and the community and the proposed development will dominate and destroy the natural environment.

Yours faithfully

A handwritten signature in cursive script that reads "Margaret Richardson". The signature is written in dark ink and is positioned below the typed name.

Margaret Richardson