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To: DA Submission Mailbox
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15/12/2021

MS Sue Holliday
16 Cabarita RD
AVALON BEACH NSW 2107

RE: DA2021/1522 - 189 Riverview Road AVALON BEACH NSW 2107

189 RIVERVIEW ROAD, AVALON BEACH. SUBMISSION NO 2.

Thank you for consulting me on the re-submission of the proposed dwelling at 189 Riverview Road. I have reviewed the revised drawings in light of my previous comments. Many of those general comments remain. Please take them into account in considering the revised application as my view remains the same with regard to the scale and landscape of the area. I have a few new observations based on the current revisions to the proposal.

As indicated in my previous submission the scale of the development has not changed. The footprint runs from the Riverview Road frontage to the foreshore building line. This scale of hard surface covering (despite the green roofs) is unacceptable in my opinion on a site with so much vegetation. As I said before, this is an unwelcome continuation of overdevelopment on foreshore sites. This application could be improved and reduced in scale by

1. allowing views through the garage and courtyard to Pittwater, and
2. by pulling back the development from in front of the escarpment stone wall which is so much a feature of this part of the Riverview Road water landscape.

I have read the Arborist assessment and support the retention of the trees recommended. However, it is not clear how the extent of construction works will ensure that the roots of the remaining spotted gums will survive. In particular, there is a lift shown at ground level and level one. It is not shown on subsequent levels? Also, a revised courtyard to retain the large central gum is shown at ground level but the space to protect its roots is not shown below that level. The report speaks about 'only a series of piers' going into the site. The plans do not indicate that and the extent of the construction would indicated more excavation will be required. With regard to the remaining spotted gums, the requirement for an on site arborist is supported as the construction is shown to be very close to the roots. No amount of roof landscaping can replace the permeable site area, and the development is still too large for the site.

The development shows a solar panel array on the upper level. It should be noted that if the canopy is retained as proposed, the solar panels will not be effective.

Summary

As indicated in my previous submission, the scale of the development remains too large for the site. The site coverage from the Riverview road frontage to Pittwater is too excessive and the escarpment rock face should be exposed and no development built in front of it. More permeable surface should be retained on site. The views through to Pittwater should be

retained at the road level by an open 'see through' garage and courtyard.

The removal of eleven trees (as opposed to 17 in the previous application) remains a concern although efforts to retain more spotted gums is welcome. Very careful construction methods will be required to ensure they survive. The gum of very high value in the centre of the site must be protected at all building levels.