
Sent: 23/09/2021 8:02:49 AM

Subject: DA 2021/1522: 189 Riverview Road Avalon Beach- Attention Adam Mitchell

Attachments: Riverview Rd Avalon2.pdf;

Hi Adam

Attached please find my letter of objection to the above DA

Regards
Kathy Zeleny

The General Manager
Northern Beaches Council
council@northernbeaches.nsw.gov.au

Dear Sir/Madam,

Re: DA 2021/1522: 189 Riverview Road Avalon Beach

I am the owner of 191 Riverview Road Avalon Beach, and have been here with my family since 1974. I wish to object to the above DA.

My objection is for the following reasons;

1. Scale and size of the proposed building.
2. Privacy and noise impact on my home.
3. Removal of trees and impact on my trees.
4. Lack of compliance with landscaped area.
5. E4 requires Low impact dwellings .This is not a low impact home
6. Granny flat at bottom of the site.
7. Solid wall at street frontage blocking views from the roadway.

I will cover each point in a brief summary.

1: The Size and Scale of the Proposed Building. The sheer size and scale of the proposed building dwarfs all the neighbouring properties. It is completely out of character with the surrounding homes and community expectations. This building is bulky and occupies the majority of the site. The proposed building appears to be three to four times the size of the neighbouring dwellings. From the water the building presents as a multi storey hotel- it is 7 levels. I worry that it could end up as a party home as an AirBnB short stay rental, causing a permanent impact in a low key residential area.

2: Privacy and noise impact on my home. The impact on my family's privacy will be significant for several reasons. Firstly, the swimming pool is located adjacent to our master bedroom. Because of its elevated position, noise from the pool will flow directly into my main bedroom. The lack of any decent soil depth around the pool means that any planting will be low and not assist in blocking noise or views into our home. In addition, the main entertaining deck on the level above the pool is less than 3 metres from the master bedroom. We will never be able to sleep with our windows open. The likely overlooking from the both large entertaining areas will remove any sense of privacy we now have.

3: Removal of trees and impact on my trees. The proposed building will be within the zone of influence of five of my trees and two of 187 Riverview. As stated in the Landscape Referral Response they will all struggle to survive the excavation and construction. I request Council ask for a redesign that protects my trees. They are T17, T6, T14, T15 and T26. Additionally the removal of fifteen significant trees on 189 Riverview including T27 and T28 means it's almost a scorched earth policy on this site. The design relies on my trees and my neighbour at 187 for its tree cover instead of respecting the environmental needs of an E4 zone.

4: Lack of compliance with landscaped area. The site is required to provide a landscaped area of 60%. The proposal only provides for an area of 54%. The remaining area they claim will be “landscaped” is predominantly only 30 cm in depth on top of the dwelling. It will not be able to support significant tree or shrub cover. It is unlikely to remain as a garden if the ownership of the property changes. We would expect many owners to replace the “landscaped” areas with pebbles or tiles to improve the views and reduce maintenance. The landscaped area will not provide for ecological diversity or habitat for native species. It will be a barren decorative space.

5: E4 requires Low impact dwellings. The site is in an E4 zone. This requires a dwelling to be a low impact residential development, which is integrated with the landform and landscape. Additionally it's required to retain and encourage wildlife corridors. This design makes a mockery of those requirements. The removal of the majority of the trees, as well as the landscape plan, provides for little benefit to the design character of an E4 zone. The objective of the controls is that there will be houses amongst the trees and not trees amongst the house. This house will have little tree cover left and an almost total loss of feed trees for koalas. They are removing the majority of trees on the site. If every property in the street built a similar dwelling, the entire tree canopy would be lost. This is not a low impact development.

6: Granny flat. The rooms at the bottom of the site, bedrooms 6 & 7, seem to be designed to be converted into a separate flat, potentially an AirBnB short stay rental, at a later date. The present design provides direct private access to the street from this bottom flat. There is no direct access to the main house in the existing plans. This design suggests the occupant of bedroom 6 will walk up via the outside staircase to level 2 in order to use the bathroom. The later conversion of the bedroom 6 & 7 into a flat should be addressed in the existing application to ensure that 191 Riverview is not constantly disturbed by (paying) guests walking past their bedroom for a weekend holiday.

7: Solid wall at street frontage blocking views from the roadway. The design of the frontage is almost a solid wall. It prevents casual glimpses of the water below and removes the sharing of the water view by the surrounding community. Garages in the neighbourhood are usually carports to allow view sharing by the houses behind, as well as contributing to the streetscape. Blocking the outlook by high fences, garages and gates destroys the feel that the houses are tucked within the trees. This design does not contribute to the streetscape in any meaningful way.

Summary

I strongly object to this development and the impact it would have on my home and the wider community. It ignores the environmental obligations that are required by a home in an E4 zone and the destruction of the majority of trees will scar this site forever. I urge Council to reject this DA.

Signed

Dr Kathy Zeleny
191 Riverview Rd
Avalon Beach