

**From:** [Miranda Korzy](#)  
**To:** [Planning Panels - Northern Beaches](#)  
**Subject:** TRIMMED: Re: DA 2021/1522, 189 Riverview Road Avalon Beach  
**Date:** Wednesday, 23 March 2022 5:36:44 PM

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Planning Panels - Northern Beaches Council

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

Dear Staff -

I wish to make a submission regarding DA 2021/1522 - for demolition works and construction of a new dwelling at 189 Riverview Rd, Avalon Beach - due to come before the Northern Beaches Local Planning Panel on Friday, 25 March 2022.

I believe the council must uphold the current Pittwater LEP and community standards by rejecting this proposal.

I note the unexplained discrepancies between surveys of the two sites discussed by Adam Mitchell, NBC Principal Planner. I believe the reason for these inconsistencies should be established before approval is granted to the applicant. Just assuming that those at the applicant's site are reliable does not explain the issue.

I am concerned that no geotechnical report has been provided for the area. With more than 20 landslips across the Northern Beaches during the most recent rain, including in Clareville, we need to know that the land at this site is stable - especially given the size of the dwelling and extent of excavation that would be required.

I also note that the panel does not yet appear to have been able to discuss the development with the architect and that the applicant has failed to provide a registered surveyor's name and registration number.

I am also concerned at what appears to be an ad hoc approach to the planning process by the applicant. To have confidence in the quality and safety of the design, and that its impact on the surrounding environment has been accurately assessed, the applicant should have been able to provide complete and consistent plans to Council. Despite many months passing, an important element is still missing.

Further, the variation in window design does not convince me that the neighbours' privacy will be protected, nor that the site for the inclinometer has been well-thought out. Given that these were only picked up during the previous panel session, I am concerned about other potential deficiencies.

I also believe that damage to the bushland on the site has not been adequately addressed. Introducing a roof garden onto the top of the building will not replace the mature trees that will be destroyed to make way for it.

Such a large building, which will involve excavation of a large section of the hillside and destroying a large number of trees belonging to the Pittwater Spotted Gum Forest Endangered Ecological Community, is inappropriate for the site. It will have a significant impact on the area, including its trees which provide habitat for local wildlife, other vegetation and water runoff. To destroy old growth trees, that could be more than a century in age and provide hollows for birdlife and other local animals, will not enhance the vegetation or wildlife corridors at the site.

The applicant claims that: "Due to the topography it is considered that strict compliance with the building envelope control is unreasonable in this instance." However, planning controls are in place to uphold community expectations and maintain our environment. Property owners should make themselves aware of the restrictions before buying or developing plans for new dwellings and make sure they comply - and the council should enforce this. As the applicant notes, "Development in this locality is predominantly two storey detached dwellings", so that this seven level house will be completely out of character with the local homes and their gardens terraced down to the water's edge. Furthermore, the solid front wall at street level is out of character with the streetscape, much of which provides passersby with views to Pittwater.

Finally, I would draw the panel's attention to the well-researched submissions by neighbours. I particularly support their calls for the provision of technical information by council, to ensure transparency about the way in which this application has been assessed.

Yours faithfully,  
Miranda Korzy  
Pittwater Councillor  
Northern Beaches Council  
0418 904 173