
From: Sue Martin
Sent: 7/12/2021 6:50:47 PM
To: Council Northernbeaches Mailbox
Cc: Councillors
Subject: DA 2021/1522 189 Riverview road Avalon Beach
Attachments: DA 2021 1522 189 Riverview Road Avalon Beach NSW 2107 .pdf;

Please find attached my objection to the amended DA for 189 Riverview Road.

I trust that in light of the 4 December LGA election, that my submission will be forwarded to the newly elected councillors.

Regards

Sue

Sue Martin OAM
19 Hudson Parade
Clareville 2107



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Clareville
NSW 2107
7 December 2021

Chief Executive Officer
Northern Beaches Council

Dear Mr Brownlee

Re: DA 2021/1522 189 Riverview Road Avalon Beach NSW 2107

I urge you to reject Development Application – Amended. DA 2021/1522 189 Riverview Road Avalon Beach NSW 2107 for a number of reasons.

I am most disappointed that this amended DA still fails to comply in a number of areas because. NBC planning controls have been very carefully developed over time to ensure development appropriate to the area.

To approve a non-compliant construction would result in a very dangerous precedent. I am well aware that NBC is frequently under pressure by developers to waive D.A. compliance.

I consider that the bulk of the proposed development is not in keeping with the amenity of this area and the street scape of Riverview Road, north of Shore Brace. This is a quiet suburban street much favoured by walkers. A bulky development will result in loss of water views and a hemmed in feeling.

I can sympathise with neighbours who bought into the street, secure in the knowledge that current planning controls would protect the amenity of their neighbourhood. This is now significantly threatened by what seems to be a most unsympathetic development at odds with the surrounding residences and amenity of the area. I believe that back several decades, the then council would only allow carports and not solid garages at road level because of the impact on the views across Pittwater. That is sadly not now the case.

I am concerned by the bulkiness and prominence of the proposed garage set so close to the road. I understand that the garage is elevated 2.1 metres above ground level and is 3.5 metres high, a total of 5.6 metres above ground level.

I understand that from Pittwater, the height would be the equivalent of a seven-storey building facing Pittwater, which is certainly not in harmony with the neighbouring waterfront residences.

The non-compliance at 173 Riverview Road has resulted in ongoing and costly challenges for NBC. This surely demonstrates how NBC must be proactive rather than reactive with non-compliance. NBC must not relax planning controls, thereby setting precedents to be seized upon or exploited by developers.

I am also concerned by the impact on the trees on the site. Riverview Road is recognised as a remnant spotted gum forest. Any surviving trees must be protected and respected for their age and environmental significance rather than considered an impediment to development.

Council must acknowledge the importance of maintaining the unique almost rural atmosphere of this area.

Please support neighbours in their genuine and valid attempts to protect the quality of life and natural beauty of this area which is what drew them to the area.

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Please reject this amended D.A. The development continues to breach multiple planning controls and remains an inappropriate development in this unique area of the Northern Beaches LGA.

Your faithfully

Sue Martin OAM

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