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

In relation to the proposed development at 189 Riverview Road, Avalon beach (Application DA2021/1522), I would like to submit the following comments.

In my 16 years as a Stokes Point resident, I have witnessed many residential redevelopments in the area. I realize that it is a delicate balance to build or renovate contemporary homes which satisfy the lifestyle needs of current residents whilst protecting the natural beauty and biological diversity of our neighbourhood.

This area has been designated as an area of special significance as part of the Pittwater and Wagstaffe Spotted Gum Forest which has been listed by the Office of Environment and Heritage as an Endangered Ecological Community. The protective local government regulations and strategies that are in place need to be adhered to by developers if we are to preserve the value of our special place.

The proposed dwelling at 189 Riverview Rd, Avalon Beach, would seem to be of a contemporary and aesthetically pleasing design in its cascading levels, sympathetic materials and colours and developed roof landscaping.

It is to the scale of this proposed development that I take strong exception. If it is allowed to proceed in its current scope, it will not only cover a huge percentage of the block, which is completely out of step with surrounding properties, but it will set a precedent for further "mega structures" that are in no way in keeping with the surrounding properties. It will also see an irretrievable and unacceptable loss of significant native vegetation and wildlife.

In relation to the scale of the development, whilst height planes at any given point of the structure may be only minimally breached, the massive scale and site coverage of the overall building will have a huge vertical, visual impact, especially when viewed from the water. This is completely out of keeping with the neighbouring properties and the objectives as stated by the Pittwater Local Environment Plan 2014 (which apply to this property) and which include the following in relation to building size:-

- (a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,
- (b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,
- (d) to allow for the reasonable sharing of views,
- (f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.

In relation to the E4 Environmental Living zoning of this site, this proposed development would seem to be in breach of every stated objective.

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values;
- To ensure that residential development does not adversely affect those values;
- To provide for residential development of a low density and scale integrated with the landform

and landscape.

- To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.

The required removal of so much native vegetation, including many significant trees, some of which are huge spotted gums, to create this massive structure, would further reduce our forest canopy. This will seriously damage the habitat and migration corridors for our precious wildlife. By covering so much of the surface of the site with built structure, it would also virtually eliminate rain absorption over a very large area which may, in turn, affect the health of neighbouring trees whose roots must surely extend at least partially underneath the proposed residence - not to mention the possibility of root damage to bordering trees because of excavation.

The planned roof plantings do not overcome this lack of absorption issue as water would pass into the drainage system, not the underlying ground. They also do not provide food or shelter for the local wildlife.

In summary, I have three main concerns which all relate to the massive scale of the development.

1. The removal of several significant trees, especially the tree numbered T13 on the landscape plans which is an enormous spotted gum, and potential damage to others with the resultant irreplaceable loss of habitat for our native birds and animals.
2. The negative visual impact, especially from the water, which compromises the character and natural scenic beauty of the area.
3. The prevention of rainwater absorption over a large area of the site which would likely damage surrounding vegetation over time.

I worry that this very large structure further encroaches on the integrity, biodiversity, ambience and natural beauty of our precious Pittwater environment which is being irreparably compromised at an alarming rate by over-developments such as this. I would point out that the other two very large houses on Riverview Rd, i.e. number 173-175 and number 213-215, are both centred on double blocks of land which means that their overall site coverage is a much smaller percentage than that proposed at 189.

In my view, a better design would give more thought to economy of site coverage and site impact reduction. Surely the design can be pruned somewhat to allow the owner a beautiful, luxury home on a reduced scale to do less damage to the surrounding environment. A redraft that allows the largest trees, especially T13, to remain and reduces the footprint of the home to extend no further than the rock escarpment, in line with surrounding properties, could surely be a possible compromise.

Michele Petrie

185 Riverview Rd, Avalon Beach.