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**Sent:** 23/09/2021 12:09:47 PM  
**Subject:** Online Submission

23/09/2021

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

I live round the corner from the subject property.

I have inspected the development proposal and find it flawed in the following ways:

- 1) The proposal is an overdevelopment of the site. The proposed dwelling is out of character with the adjoining dwellings which respect the topography and the vegetation of their sites. This proposal covers almost all of the site with construction from Riverview Road all the way to the waterfront. It is a gross overdevelopment in this location given the character of the area and the adjoining properties.
- 2) I cannot find a report from an arborist to justify the removal of so many canopy trees. In particular, all significant trees identified in the landscape report on this site should be retained and the development proposal redesigned to accommodate the vegetation. The central spotted gum on this site must not be removed in my opinion, and can be retained with a separation between the entry pavilion and the 'lift' pavilion. Care must be taken to protect its roots in the subsequent excavation.
- 3) the development should remain behind the large cliff wall along the waterfront, and not intrude into the foreshore building line in any way. On this site, the cliff defines an appropriate building line for the site and the proposal to build beyond the cliff is quite unacceptable and out of character with all the adjoining properties which sit well above the escarpment.
- 4) this proposal is yet another of an emerging pattern of excessively large individual dwellings that are gradually eroding the natural landscape and the spotted gum forest that so characterise this part of Pittwater. If you look at the current earth map of this neighbourhood in the Northern Beaches, the houses are difficult to see under the canopy of trees. This is the local character of this area and must be protected. A house that covers so much of the site is utterly destructive of this character. Not only is the spotted gum forest disappearing, but the local fauna will go with it. All the future plans on the Council website for this area speak of retaining the vegetation and the fauna and protecting it from over development.

In summary, this development proposal must be refused in its current form. It must be redesigned by an architect to reduce its site coverage, to retain all the significant trees, to pull back from the waterfront in order to stay well within the foreshore building line, and to reduce its excessive size.

Thank you. Sue Holliday