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RE: DA2019/1069 - 205 Riverview Road AVALON BEACH NSW 2107

We object to the current DA application for 205 Riverview Road, Avalon Beach (DA2019/1069), on the following grounds:

1. The proposal will have a significant visual impact from street level and surrounding properties including our own.

The proposed top storey of this structure is significantly higher than the existing main structure and surrounding properties on the Pittwater side of Riverview Road. That factor combined with the extent of the proposed large extension out of the top level of the structure from the road will result in an inappropriate visually dominant and bulky structure.

This issue is further exacerbated by the proposed stone wall-like structure that juts out from the roof-line.

2. The proposal does not provide for reasonable sharing of views.

Our property has views of south western Pittwater towards Longnose Point, Morning Bay and beyond. These views are the key outlook from our main living area and are an important feature of the outlook from our kitchen and entertaining terrace.

Under the current proposal these views will be almost completely obliterated and be replaced by a large, opaque structure that is incongruous with the streetscape.

This issue is further exacerbated by the proposed stone wall-like structure that juts out from the roof-line.

This is an unreasonable loss of view resulting from the size and nature of the proposed development.

We are concerned that if all our neighbours on the Pittwater side of Riverview Road were allowed to construct buildings of such increased height all our views will be completely obliterated and we would be left looking into a series of garages and backs of huge houses.

This would be an unreasonable and inappropriate occurrence and this proposal, if approved, would set a new and dangerous precedent.

3. The proposal will result in an unreasonable loss of public views from the road.

Stokes Point is a beautiful area and the potential views to Pittwater and beyond to the national park are incredible. Riverview Road and Cabarita Road that extend around Stokes Point represent a popular walking route due to the views that walkers can enjoy over Pittwater. Too much of the views on these roads are already obscured by over-development. Further developments like the one proposed will further ensure these roads become reduced to dark corridors of garages and other oversized structures leaving little ability for the public to access the views that would exist but for the large developments on the Pittwater side of the road. The views of Pittwater should be enjoyed by all and not just a few select residents.

We understand that the Council take this matter seriously and have included Riverview Road on a register of scenic streets.

The current proposal will be responsible for a curtailment of the views of Pittwater and beyond to the national park from the street.

4. We disagree with a number of critical statements and assertions on the LEP 2014 clause 4.6 variation.

In general terms the submissions contained in this document appear to attempt to tell a story where the proposed development only has a minor impact on its surrounds and is sympathetic to the topography of the land. We believe the opposite to be true.

It is a large development that has an extra storey compared to the existing structure and those surrounding it. The top storey extends out from the road to a significant extent and in a manner inconsistent with the topography. It has a significant impact on views from 188 Riverview Road and other properties as well as the road.

The non-compliance with height rules and the resulting loss of views and the dominant nature of the proposed structure are no minor matters.

Once the submissions are considered in light of the realities of the proposal there appears to be little basis for the council to approve this variation to the normal rules.

Specific statements and assertions that we object to on this document are as follows:

At clause 7.0 (a): "The proposed dwelling steps down the site to follow the topography of the land. The first floor addition is set down below the carport level...". Based on a review of the plans this statement appears incorrect. In fact the opposite appears to be true - the first storey is proposed to extend out from the existing garage level.

At clause 7.0 (b): "The proposed dwelling is similar in scale to the neighbouring properties on the western side of Riverview Road." We disagree with this statement. The height and scale of the existing structure is consistent with the adjacent properties. The proposed development far exceeds this height and scale and will be quite incongruous with its surrounds. A simple inspection of the properties against the proposal will demonstrate this quite readily.

At clause 7.0 (d): "There are currently limited views of the Pittwater waterway from the road as a result of the existing carport, the ridge of the existing dwelling and existing timber fence and hedge screening. The proposed design aims to improve these limited views." We disagree with

this statement as it appears that the height and scale of the proposal will further restrict views of Pittwater and the national park, not improve them.

At clause 7.0 (d): "The limited views of the properties on the upper side of Riverview Road that are heavily screened by the existing natural vegetation will not be substantially impacted by the proposal." We object to this statement as it is completely incorrect in its application to 188 Riverview Road. We enjoy wonderful views over the roof-line of the current property of south western Pittwater towards Longnose Point, Morning Bay and beyond. It is beautifully framed by the natural vegetation of the area and we cherish it greatly. The proposed structure will obliterate these views in a very harsh and unreasonable manner. A simple inspection of the current views from 188 Riverview Road against the resulting views after the proposed development will demonstrate this quite readily.