

Att; Northern Beaches Local Planning Panel,

A Submission from the applicant, Development Application for

189 Riverview Road Avalon NSW 2107.

Dear Panel,

May we first start by saying that contrary to public perception, the assessment team at Northern Beaches Council have been a delight to deal with. They have been professional, diligent and courteous at all times and have been thorough and supportive by offering guidance and helpful advice from the beginning.

Our application for our family home here in Avalon where we have resided now for 20 years was met with a surprising amount of resistance (despite working with a local town planner) given our intention to build an energy efficient "off the grid" state of the art green home. We have even employed the services of the Green Building Council of Australia to make our home one of the first domestic dwellings in Australia to be certified by the independent body.

We initially met with all three of our surrounding neighbours and there were no issues after the first meetings, when concerns were made after lodgement, we took the comments on board and modified the plans and even met with some of them afterwards as unfortunately some refused to meet to share the new plans.

We of course responded immediately to the concerns that were raised and modified the plans from a Prefab construction to an in-situ development given the issues raised around the trees. Prefab is faster and more efficient in many ways however it does require crane access and with a densely vegetated site this is not possible.

After some research and site visits on surrounding homes with similar build issues, we revised our design, it was met with several far more objective, positive responses, not all in written form. We reduced the footprint and wrapped the building around the significant trees on site and significantly reduced the square meters of the home itself.

Landscape and Biodiversity;

2 years ago ahead of our plans to build we decided to invest into a substantial terraced native garden on the lower portion of the sloped block that leads down to the Pittwater foreshore in an effort to eradicate all of the noxious weeds, control erosion and re-establish native vegetation. We have now planted over 2000 native plants on the site. The terraces on the western slope of the garden are now completely covered in native vegetation.

The established green terraces have now become natural habitats to a range of native flora and fauna. In addition to the required sediment/erosion controls required by council, this green terraced topography will now serve as a catchment area capturing any and all erosion, nutrient run-off, builders debris, dust etc during the demolition and build phase.

We always planned to build living roof gardens and even living wall gardens on all four sides of the dwelling to immerse the building into local native vegetation with the intention creating the highest level of bio-diversity in the area. This is indicated on the latest set of renders attached.

The additional vertical gardens on the northern and southern walls of the home will provide additional thermal protection as will the roof gardens. The total vertical garden area not included in the landscape calculations is 131 square meters of dense native vegetation providing a visual green camouflage from flanking neighbours and public viewpoints. We include an image of a 200 sqm vertical garden that we installed into our last home that we built, at 3 Plateau rd. Avalon designed by Architect Water Barda. The total sqm of vertical gardens to be installed to the northern and southern walls will require an additional 1500 native plants to be installed to the northern and southern walls of the home. In addition to the estimated 2000 natives proposed in the current landscape plans for this DA totalling 3500 plants. There are simply no other homes in the area that have installed this much horticultural biodiversity.

On reflection whilst the tree canopy is extremely important to achieve optimum native microclimates, there needs to be a balance on how we respectfully live within this delicate environment and possibly a more balanced emphasis on not just one or two species of trees but true biodiversity *'The variety of plant and animal life in the world or in a particular habitat'*

The house was originally built as a holiday home in the 50s and is one of the most run down and dilapidated on the street, it is no longer fit for living and does not comply with current code requirements. As one would imagine when a block is left unmaintained for over 70 years the vegetation both natives and invasive or noxious weeds completely take over. This of course make it very difficult to build a new home in its place. We invested a significant amount of time and finances in new plans and an entirely new round of reports to attend to the concerns and after days of extensive non-invasive root mapping to ensure that the root systems of all natives on site will not be affected at all with the new proposed dwelling, we modified the build in order to protect the surrounding native canopy.

View Sight Lines;

In regards to the comments made in regards to our proposed 2 car garage at the top of the site that we require to get off street parking, we have in-fact lowered the garage floor level and roof level to attend to the concerns from the property adjacent to us. The height of their homes floor level is rl 38.39 the height of our proposed garage is 32.40 allowing for 5.99 meters of clear sightline. We are hopeful that a 6m overview opportunity is sufficient.

North and South views;

After meeting with council and attending to comments from the southern and northern neighbouring holiday homeowners we have retreated to the east the upper levels, split the double volume living area in two to achieve a softer terracing effect to mirror the topography of the site, reduced the width of the building and the pool by 2 meters and employed a 1 meter radius on all corners to allow a greater sightline for the neighbours and reduce any available light issues respectfully.

In Summary and in light of complying with only a two-page submission to respond to a 58 page report, we are both grateful and delighted with Councils, Manager of Development Assessment granting us approval on our new home. We sincerely hope that after reading Councils individual assessments coupled with our response and intentions that you arrive at the same conclusion.

Yours Sincerely

Jamie Durie OAM.

RECOMMENDATION OF MANAGER DEVELOPMENT ASSESSMENT

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2021/1522 for Demolition works and construction of a dwelling house at Lot C DP 381427 & LIC 567410, 189 Riverview Road, Avalon Beach subject to the conditions set out in the Assessment Report.



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