

---

**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 2/12/2021 4:34:35 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

02/12/2021

MR Michael Hall  
201 Riverview RD  
Avalon Beach NSW 2107

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

After receiving 2 letterbox drops from a very active DA objecting neighbour, living across the road from the development, I seriously considered all of their points of concern.

Overdevelopment - Compared to other properties along this stretch of waterfront, it doesn't even come close to overdevelopment.

House height of 21mt - The house is being built on an exceedingly steep block of land, with the house-build cascading down the hill on the water side. Most of the house will not be seen from the road.

Poor streetscape and unacceptable character - From what I have seen of the plans, I think it will look quite magnificent.

Unreasonable bulk and scale - (See Overdevelopment)

Unsupported NBC landscape officer report - The owner of the property is a world renowned Landscape Designer. I'd lay odds the finished product will look spectacular.

Poor general impact - From what I can ascertain, I think quite the opposite.

Poor precedent - (See Poor general impact)

100% loss of view - Plain and simply not true.

I find it hard to understand anyone who has seriously looked at this development to come up with major concerns. If anything, it will add value to properties in the area.