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**Sent:** 30/04/2021 8:56:48 AM  
**Subject:** DA2021/0367 26 Riverview Road

Attention: Anne Marie Young

Principle Planner

## NOTICE OF PROPOSED DEVELOPMENT

Application No: DA2021/0367

Address: Lot 5 DP23164 26 Riverview Road Avalon Beach

Description:  
Subdivision of one lot into two lots and construction of a dwelling house

In approving DA 2020/0770 the council required several changes, namely that there be only one driveway on to the street (Engineering referral response) and rejection of the removal of three significant trees (landscape Referral Response). The application DA2021/0367 seeks to overturn what the council has already rejected as part of the approval process for DA 2020/0770.

We do not agree with the removal of the trees. If the council does not approve the removal of the two significant trees in the front block then the setback needs to be sufficient to protect the trees. We understand that this would be five meters, which would bring the front of the

house broadly in line with the houses on either side. This will reduce the shadow which the proposed two story building will cast to an area mainly over our garage.

In our response to DA220/0770 we raised the problem of storm water and the proposal to build over the sewer line.

The issue of storm water has not gone away. According to the owner of no 30 Riverview Road (which is on the high side of no 26) they recently had flooding under the house, but no water entered the house. This is despite the house only being a few years old and the council requiring additional storm water drainage as part of its approval. The rains in February/ March were steady but not heavy. We believe additional verification work is required on the drainage report before any approval for 26 Riverview Road is granted.

Separate from the issues at 30 Riverview Road, since our submission on DA 2020/0770 we have identified that a major source of storm water which impacts both 26 Riverview Road and ourselves at 24 Riverview Road . Put simply: no 26 Riverview Road is on the inside of the curve of the road. The road naturally slopes to the inside of the curve ( the eastern side) . The road actually slopes away from the drain inlet on the western side of the street and because of the contour of the road the water misses the drain on the eastern side of the road and flows down past no 26 Riverview Road and no 24 Riverview Road and houses further down the street . Attempts to engage council staff to address possible solutions has not been successful.

About five years ago the council advised that it would undertake a study of the storm water in the area of the intersection of Riverside Road and Paradise Avenue. We are not aware of the results of this study. We believe the study needs to be undertaken prior to the DA being considered and the results of that study reflected in the storm water plans and the design of the driveway crossing for 26 Riverview road.

The area on the southern side of the existing house at No 26 Riverview Road is always damp. This could be the lack of gutters but irrespective provision should be made for drainage in this area.

In our submission on DA2020/0770 we also raised the issue of building over the sewer line. With the changes required by the council this issue disappeared but is again present in the DA2021/0367. Being on the lower side of the drain, any problem with the sewerage may well impact ourselves.

Visually the new house at 30 Riverview Road stands out rather than blend into the street scape. Even a requirement that the house be painted in a dark colour would have allowed the house to better merge into the street ambience. Can the colour of both houses at 26 Riverview road be specified as part of the approval? The proposed pictures of the houses are much too light.

DA 2021/ 0367 proposes a swimming pool on each block. No mention is made of the location of the pool pump equipment and plans for noise abatement.

The landscape plan shows trees on the boundary between no 24 Riverview Road and the house to be built on the rear allotment. We welcome this planting but would like to see the minimum size of the trees specified.