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Subject: Online Submission

17/09/2021

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

Re:DA2021/1522 - 189 Riverview Road, Avalon Beach NSW 2107

I live at 5 Cabarita Road (postal address 182 Riverview Road) Avalon Beach in an area Zoned E4 Environmental. A primary reason that my partner and I moved to the location was the spotted gum forest. We are extremely concerned at the destruction of the Pittwater Spotted Gum Forest (an Endangered Ecological Community) by owners wishing to construct enormous houses with minimal concern for our environment or zoning requirements.

I was also recently very distressed that NBC removed more than 30 trees along Cabarita Road, many of which were spotted gums, due to "safety issues". I believe that management plan for these trees and other works by the NBC could have overcome some of the safety issues and saved many of these trees from destruction.

I fully support the NBC Landscape Referral Response and am opposed to the removal of 17 spotted gum trees from the Endangered Ecological Community and the risk to other trees that will be caused by this proposed construction. Both the NBC and land owners must take the obligations of living in an E4 Environmental Zone seriously.

I am also concerned by the loss of views from existing properties that will result from the construction as proposed in the DA. People move to this area for the wonderful views and are distressed when these views are compromised.

Firstly, all DAs should comply fully with the 8.5 metre building height envelope.

The planting on "Landscape Roof" areas proposed in this DA will further encroach into the 8.5 metre building height envelope. This may be controlled by low planting heights towards the west of the landscape roof areas with higher growth planting (within the 8.5 metre zone) to the west. Some indication of planting height should be included in this DA.

The proposed landscape roof on the garage is of particular concern re loss of existing views. In order to minimise view loss to neighbours, it would be welcomed if this landscape roof was replaced with a light weight roofing system with minimal fall for drainage. This would eliminate a significant structure required to support 300mm of soil required for the "landscape roof" and reduce view loss due to planting on the roof of the proposed garage.

In addition, the elevated sandstone facade "beam" (EW02) above the garage and fence as shown on drawing number 001-303 should be eliminated and not run above the adjacent proposed fence to further reduce view loss.

I am very pleased to see that this DA does not propose building within the footpath zone. I believe that the Council has been negligent in the management of footpath zones, particularly within Riverview and Cabarita Roads and this negligence is putting the lives and wellbeing of residents because structures, fences, trip hazards and planting is forcing walkers to walk on dangerous and narrow roads. The NBC must ensure that improper planting and structures etc be removed from at least some of the footpath zone to allow safe access for walkers.