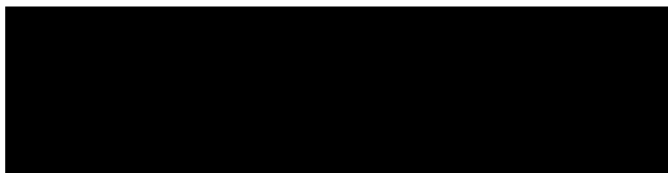

From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 3/02/2022 6:44:17 PM
To: DA Submission Mailbox
Subject: Online Submission

03/02/2022



RE: DA2021/2651 - 92 Riverview Road AVALON BEACH NSW 2107

*** For privacy reasons, I request for my personal details to remain confidential and not published online. Thank you. ***

Dear Gareth,

As discussed by phone, I have concerns regarding the submitted DA2021/2651. As suggested, I am listing my objections below.

The large scale of the proposed new dwelling (including the outbuilding) is not in keeping with the desired character of Avalon Beach. As I understand from the Northern Beaches Council (NBC) website: 'The most important desired future character is that Avalon Beach will continue to provide an informal relaxed casual seaside environment. The locality will remain primarily a low-density residential area with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape'.

I understand the proposal requires the removal of several trees. Pittwater already has the highest rate of Tree Canopy Loss of any urban area in NSW, and cutting down more trees is the exact opposite of what is needed. Referring to the NBC website for Avalon Beach Locality: 'Future development will maintain a building height limit below the tree canopy, and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with development. The objective is that there will be houses amongst the trees and not trees amongst the houses'.

Survey shows a retaining wall crossing over onto 94 Riverview Road by 1-1.5m; this wall isn't there and shouldn't be built.

Can NBC ensure that all development complies with side setback regulations? Current DA appears to show development within the setback, leaving no room for landscaping including privacy screen planting. We use the battle-axe handle to access the school bus stop and would like to continue using the path safely and without disturbance.

The DA refers to 'use of an existing outbuilding as home office/studio'. This outbuilding was not existing and was built without a building permit. I'm concerned about the safety of the structure and potential hazards it might present (fire hazard from the wood heater, electrical hazard from powerlines and extension cables on the ground). The previous house on 92 Riverview Road was burnt down so this is a sensitive issue. Given the scale of the main dwelling and the lack

of planning oversight in building the outbuilding, it feels like an unnecessary further impact on the area.

The proposed development has a main dwelling with two fireplaces and the outbuilding has a wood heater. With prevailing westerly winds in winter, I have concern over the smoke and air pollution from all of these fireplaces reaching our house due to the slope of the land. It would be appreciated that NBC takes this into consideration when reviewing the DA.

Feel free to call me to discuss.

Many thanks,

[REDACTED]