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**Sent:** 23/09/2021 9:59:29 PM  
**Subject:** Online Submission

23/09/2021

MS Amanda Maple Brown  
168 Riverview RD  
Avalon NSW 2107  
a.maplebrown@gmail.com

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

To whom it may concern,

I have just had an in-depth look at the proposed development at 189 Riverview Rd and am dismayed at its bulk, obstruction of personal view as well as the Pittwater view from the street for the community, and particularly the loss of native habitat.

I am pleased to see it has not been recommended by NBC bodies concerning its environmental impact. The loss of so many important native trees, which are incredibly old and irreplaceable, would be a tragedy for native wildlife, neighbours and maintaining the history of the eucalyptus rainforest that once was on Stokes Point.

The bulk of the design is incongruous with not only the local architectural and natural landscape, but also must surely go against its environmental zoning.

Not only does it obstruct the views and sunlight of 187, 191 and 174 dramatically (and likely others), it goes over the 8.5m height limit (skirting the 10) and seemingly hugs the foreshore line ridiculously closely.

I am deeply concerned about the precedent this will set for the local area in terms of future developments.

On a personal note, the bulk at street level is significant and would take away a great deal of our northern Pittwater view. I find the documentation supplied by Durie Designs does not fully show this - to their benefit. The water view loss would be virtually complete for our neighbours in 174 Riverview, which would greatly and directly affect the value of their property.

Every other neighbour along Riverview Rd, particularly from Shore Brace, has vehicular access that is significantly below street level. This enables all street walkers, dog walkers, cyclists and motorists to enjoy the glorious Pittwater view. Outdoor activity is incredibly important for the mental health of a community, and the number of aforementioned walkers, cyclists etc that utilise the end of Riverview Rd is vast. Losing the Pittwater view from the street would be a great injustice to the community.

This development cannot go ahead. It is incongruous to the area, detrimental to neighbouring properties with both vast view and sunlight loss, and damaging to the environment with the loss of so many important, rainforest eucalypts and the obvious overdevelopment of the land parcel.

I am more than happy to send photos and videos giving examples of loss of view from the street and from our property.

I understand that the owner would like to capitalise on their property, but the overdevelopment put forward in this application is unimaginable for the area and risks setting a most dangerous precedent.

Locals who live here, do so because of its environmental beauty. Developments must be in line with the environmental zoning and be sympathetic to the environment - and neighbours.

Sincerely,

Amanda Maple-Brown and Brendan Donoghue  
168 Riverview Rd, Avalon 2107