
From: Craig Boaden
Sent: 9/11/2023 11:05:18 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED Mod2023/0545 DA2021/1522 189 Riverview Road Avalon Beach
Attachments: APA submission to Mod2023 0545 189 Riverview Road 2023.pdf;

Dear sir,

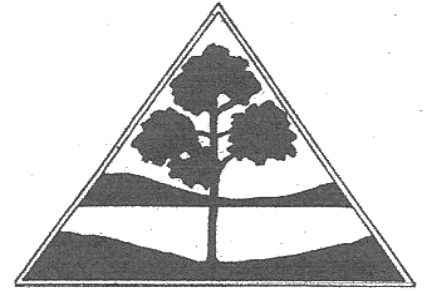
The Avalon Preservation Association (APA) represents individual members across Avalon Beach, with others living in Clareville, Whale Beach and Palm Beach.

APA has previously made a submission opposing this over-development under DA2021/1522, so please take this into account when considering this application for a modification. Please see the attached letter.

Regards
Craig Boaden
President
Avalon Preservation Association

Avalon Preservation Trust

incorporated as **Avalon Preservation Association**



9 November 2023

Mr Scott Phillips
Chief Executive Officer
Northern Beaches Council

Attention: Nick England, Planner

Re: Mod2023/0545 - DA2021/1522 189 Riverview Road Avalon Beach

The Avalon Preservation Association (APA) represents individual members across Avalon Beach, with others living in Clareville, Whale Beach and Palm Beach.

APA has previously made a submission opposing this over-development under DA2021/1522 (reproduced below), so please take this into account when considering this application for a modification.

APA wishes to object to the above development on the following grounds:

- The DA proposes a multi-storey dwelling which will completely overwhelm its environmentally sensitive block on the Pittwater waterway at Stokes Point.
 - While the Statement of Environmental Effects submitted in support of this DA describes the dwelling as a “family home”, it is built on 6 levels with 6+ bedrooms (3 with ensuites), a swimming pool, butler’s pantry, 2-car garage, music studio, media room, and a gym. The detailed description is of a large and substantial mansion rather than just a family home.
- The development will destroy many mature native trees which form part of the Pittwater and Wagstaffe Spotted Gum Forest, listed as an Endangered Ecological Community
- As quoted in the Statement of Environmental Effects, the objectives of the E4 zoning are, inter alia,
 - To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values;
 - To ensure that residential development does not adversely affect those values; ☑ To provide for residential development of a low density and scale integrated with the landform and landscape;
 - To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.

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- The Statement of Environmental Effects goes on to state, “The design is innovative, sympathetic and responsive to the topography of the site and has been designed as a family home”, and “The application is consistent with the zone objectives as outlined above.” We reject these comments as entirely inaccurate.
- The APA submits that the DA acts contrary to the planning objectives for the E4 Environmental Living zoning, in each particular. We submit that:
 - the DA does not propose a low-impact residential development;
 - it will adversely affect the special ecological, scientific or aesthetic values of the area;
 - it is of unnecessarily large scale;
 - it is not well-integrated with the landform and landscape – instead it proposes to dominate and subvert the landscape; and
 - it shows no signs of retaining or enhancing riparian and foreshore vegetation and wildlife corridors – in fact quite the reverse.
- The Flora & Fauna Study undertaken in support of the DA mentions the Pittwater and Wagstaffe Spotted Gum Forest and estimates its extent in the Sydney Basin IBRA region as 275ha. The report considers that the destruction of the native vegetation on the block would constitute a small proportion of the 275ha of the community that is retained throughout the Sydney Basin and that a biodiversity credit would suffice in compensation.
- APA opposes this “solution” as approval of the further degradation of the Pittwater and Wagstaffe Spotted Gum Forest.
- APA submits that the current trend of proposing very large dwellings on environmentally sensitive blocks and consequently destroying much of the native vegetation on the block, while a small effect taken individually, constitutes “death by a thousand cuts” when taken as the new norm. APA considers that it is Council’s role to resist such inappropriate developments which clearly go against the objectives of E4 zoning.

APA therefore calls on Council to reject the application for the reasons described above.

Yours sincerely



Craig Boaden
President
Avalon Preservation Association

