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Sent: 3/12/2021 1:11:51 PM
To: DA Submission Mailbox
Subject: Online Submission

03/12/2021

MRS Michele Petrie
185 Riverview RD
Avalon Beach NSW 2107
[REDACTED]

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

To the assessing officer and Northern Beaches council,
With regards to the amended application for development at 189 Riverview Rd, Avalon Beach, I am pleased to see that the applicant's plans have been amended to address many of the concerns, raised by myself and other residents, in relation to the original plans. In particular the redesign of the house layout to preserve tree 13 and several other mature trees is encouraging.

I understand the concerns of opposite neighbours who will have an impacted view of Pittwater if street front construction in its current state is approved. The balancing of residents' rights to enjoyment of their properties is compounded by the difficulties encountered with construction on these steep sites. Perhaps there is a reasonable compromise still to be found between setback regulations, see-through materials and the extent of garage and fencing.

I believe that it is worth noting that views (particularly more distant ones) are rarely guaranteed over time, especially if your view may be impacted by other people's houses and gardens. Plantings often encroach on views as they mature. I believe it would be unreasonable to deprive a homeowner of their home or garden to preserve another homeowner's view. Most of the homeowners in our street have views that are impacted and ever changing by their own or neighbouring trees. We live in a residential area with houses and many, constantly growing, large trees. This is the character of our neighbourhood.

Regarding my previous concerns in relation to water absorption over the site, I note that the footprint of the dwelling has been pleasingly reduced by some 150 sq m. and the installation of a reticulation system is suggested. I am still a little concerned that this latter seems a somewhat fragile solution as interruption to this system due to breakdown, water restrictions or lack of maintenance at the hands of a new owner, could seriously damage trees and affect land stability in the future. I hope that this problem has been diligently investigated by council. Perhaps there is a more resilient solution.

I still have some concerns regarding the extension of the built area all the way down to the waterfront building line. I do, however, believe that, whilst the visual bulk of the property needs to be considered when viewed from Pittwater, it will be reduced by the retention of more large trees and the landscaping design with its roof gardens.

In terms of the "acceptability" of the building and landscape design, I believe that this is a matter of personal aesthetic values.

Unless the property is garishly out of kilter with its surrounds, it should be to its owner's taste. In my opinion, this design of low-rise pavilions cascading down the site will sit very well in its surrounds with sympathetic materials and lots of greenery. I think it is a very stylish

contemporary home and if Council ensures that it is constructed according to their required guidelines, with due consideration of already identified issues and any further necessary caveats, that it should be approved.

Sincerely,

Michele Petrie.