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**Sent:** 27/09/2021 1:46:22 AM

**Subject:** Submission on DA 2021/1522, 189 Riverview Road Avalon Beach

September 26, 2021

The Chief Executive Officer,  
Northern Beaches Council

**Attention: Adam Mitchell**

**Re: DA 2021/1522, 189 Riverview Road Avalon Beach**

Dear Sir -

Thank you for the opportunity to comment on DA 2021/1522 for a new dwelling at 189 Riverview Rd, Avalon Beach. I believe the council must uphold the current Pittwater LEP and community standards by rejecting this proposal.

This is just the latest development application for a dwelling that I believe is out of character with other homes in the area: with grandiose proportions that will dominate neighbours' homes and views from the water; impinge on both private and public views of Pittwater from Riverview Road; as well as remove highly significant trees and destroy the natural lie of the land.

Pittwater residents live here because of the area's natural beauty and our desire to protect it. We must not allow a precedent to be set in which our LEP is abused by inappropriate developments - which will lead to streetscapes like those of the Eastern suburbs, with massive homes surrounded by concrete and little vegetation.

I therefore object to this development on the following grounds:

**Unsuitable for an E4 Zone**

It is disappointing to see a building proposal for this site that would remove a large number of trees belonging to the Pittwater Spotted Gum Forest Endangered Ecological Community, excavate a significant section of the hillside, damaging the natural topography of the land, and imposing a massive building covering the width of the block and seven storeys in bulk plus terraces reaching down to the foreshore.

**The guiding principle for the E4 zone is that buildings should sit lightly on the land.** This development which will cost \$2.95 million, with six/seven bedrooms and expansive living spaces will have a significant impact on the area, its trees which provide habitat for local wildlife, other vegetation and water runoff. To destroy old growth trees that could be more than a century in age and provide hollows for birdlife and other local animals, will not enhance the vegetation or wildlife corridors at the site.

In Pittwater, our backyards provide homes for a range of endangered species - of which the applicant for this development should be only too aware - which carry special ecological significance.

### **Loss of trees - and impact on trees on neighbouring blocks**

Seventeen locally endemic trees are proposed for removal in the Biodiversity Report to make way for this enormous house. They include 7 Spotted Gums; 2 Broad-leaved White Mahogany; 5 Forest Oaks; 1 Grey Gum; 1 Christmas Bush; and 1 Grey Ironbark. **This will increase competition amongst wildlife for homes in our steadily shrinking tree canopy.** Furthermore, neighbours are concerned about the **impact on trees in their own gardens** as a result of this proposal. Thinning out forests exposes remaining trees to stronger winds and weakens their interlocking system of roots, which also stabilise the steep hillsides in Pittwater.

If everyone who buys a house in the area cuts a swathe like this through the forest, we will end up with no spotted gums at all - and this is a trend that seems to have been developing in recent years. **The trees are also important because their canopy can reduce urban temperatures by up to 10 degrees Celsius** - while large amounts of concrete retains heat in the urban environment.

### **Size and scale of building**

The applicant claims that: "Due to the topography it is considered that strict compliance with the building envelope control is unreasonable in this instance." However, planning controls are in place to uphold community expectations and maintain our environment. Property owners should make themselves aware of the restrictions before buying or developing plans for new dwellings and make sure they comply - and the council should enforce this. As the applicant notes, "Development in this locality is predominantly two storey detached dwellings", so that this seven level house will be completely out of character with the local homes and their gardens terraced down to the water's edge. Furthermore, the solid front wall at street level is out of character with the streetscape, much of which provides passersby with views to Pittwater.

### **Waste disposal**

The Waste & Construction Management Plan notes that the demolition will create 104 cubic metres of waste and a further 2,000 cubic metres of fill - presumably from excavation. The disposal of this enormous amount of material will require numerous truck loads, creating disruption to traffic and road blocks in the already narrow and at times busy suburban street where the site is located. Excavations resulting in this amount of waste should not be approved.

### **Council's Landscape Referral Response**

**I welcome the council's decision not to support the landscape component of the proposal due to the significant impacts of proposed works on existing trees and vegetation.** The council also **calls for an Arboricultural Impact Assessment be provided with the application in accordance with Councils Development Application Lodgement Requirements.**

### **Council's Natural Environment Referral Response - Coastal**

The council also notes that the application seeks consent for development on land within the Coastal Zone and has refused support due to the lack of provision of documentation required under state legislation - addressing requirements of the Coastal Management Act and State Environmental Planning Policy (Coastal Management).

Regards,

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