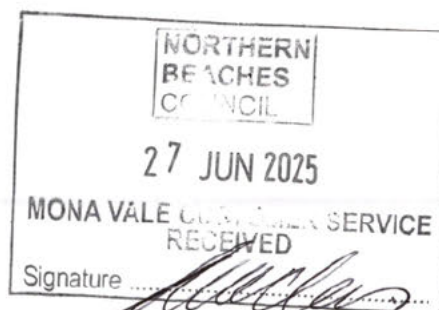


23rd June 2025

The General Manager
Northern Beaches Council
1 Park Street
MONA VALE 2103

Attn. Development Assessment Team

Re: amended application
Premises no. 205 Riverview Road, Avalon Beach 2107
Mod2025/0277 - DA2019/1069



We write on our own behalf as neighbours, living at 207 Riverview Road, Avalon Beach 2107. We are the owners of that property and are immediately north of the subject property of 205 Riverview Road, Avalon.

We would like to support the amended plans, however, we do have some concerns. We would ask that these concerns be fully considered as part of council's assessment process. Our concerns are primarily one boundary fence backing the proposed barbecue in the east courtyard; the potential noise of the pool equipment and matters relating to the ongoing construction work. The concern regarding the fence is that there is an existing screen with a possum box on the northern side. There is a possum in the box. We need more details regarding that common fence so that we can relocate the possum and have privacy from that courtyard. We need reassurance that the pool equipment noise will not be intrusive.

Through experience with other construction works in the vicinity, we are concerned that the construction methodology needs to be clearly described, as bulk materials removals and the impact from the physical works, including external finishes and painting have been issues in the past, with overspray and spoil being transferred over the boundary line. The houses are very close to each other and we have had to clean up extensively at our own expense.

We ask that Council seeks a clear construction methodology so that our property will be appropriately protected during the construction period and that working hours be reasonable. We are available to discuss any of the concerns raised in this submission. Please do not hesitate to call on [REDACTED]

Our email address is [REDACTED]

Yours sincerely,

John and Diana Smythe

