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Sent: 27/06/2025 3:14:38 PM
To: Council Northernbeaches Mailbox
Cc: Pamela Catty
Subject: Concerns re Development Application MOD2025/0277 - 205 Riverview Road, Avalon Beach
Attachments: Submission on Devt App MOD20250277.pdf;

Development Application Assessing Officer, Northern Beaches Council

Please find attached a Submission from my wife, Pamela Jean Catty, and I Owen David Donald, of 180B Riverview Road, Avalon Beach, outlining concerns about Development Application MOD2025/0277 for 205 Riverview Road, Avalon Beach 2025.

Owen & Pamela

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Development Application Assessing Officer
Planning & Development Division
Northern Beaches Council

Dear Assessing Officer

Submission on DA Mod2025/0277 re 205 Riverview Road, Avalon Beach, NSW 2107

The following submission is based on our inspection of the on-line exhibited "Plans – Master Set" for the above-mentioned development application.

Our home - 180B Riverview Road - is diagonally opposite 203 and 205 Riverview Road.

Overview of appearance and environmental impact

Compared with the previously approved plan, the DA for a modified dwelling is, in our view, more attractive architecturally and environmentally. Assuming the figures included in the lodged plans are correct:

- The building profile is more uniform with fewer jutting elements
- the lowest building level has been reduced in westward extent, and the pool has reoriented north-south under the overhanging floor, so the building footprint is smaller
- gross floor area is claimed to have been reduced by 26% (from 427 sqm to 318 sqm), while landscaped area has increased by 18% (from 414 sqm to 488 sqm)
- building incursions to the very boundaries of the lot on the eastern and southern sides have been removed.

However, as detailed below, we have some concerns, notably about the increased height, form and westward extension of the upper roof levels

Negative impacts

The general benefits noted above are offset by some aspects of the modified plan's impact on sightlines from the street, houses opposite, presumably from 207 Riverview Road, but especially from the home located very close-by to the south, being 203 Riverview Road.

Of most significance to ourselves, other neighbours and passers-by, proposed changes in east-west roof length and roof shape (flattened rather than gabled) will further reduce the expanse of Pittwater visible from the road, from adjoining homes, and from residences on the eastern side of Riverview Road.

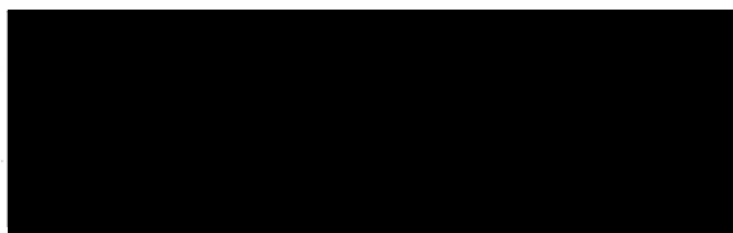
The proposed roof changes will also affect sun and light penetration to the neighbouring home on the southern side (203 Riverview).

As shown in the floor plans submitted as part of the modified development application:

- at its highest point (garage roof level), the building is 220 mm higher than in the approved plan and, even more significantly, the roof of the master bedroom extending westward from the garage is 720mm higher than in the approved plan (see Plans - Master Set AXO Comparisons 1 and 2)
- the impact of these height-increases on sight-lines to Pittwater and on sun and light penetration, especially to the south, is amplified by flattening the roof of the master bedroom (compared with the gabled roof in the approved plan)
 - on the southern side, the flattened roof of the master bedroom is apparently around 800 mm higher than the southern edge of the gabled roof in the approved plan
 - this would prevent totally all direct sunlight to the northern side of No 203 mid-level
 - *note that this observation is based on the North Elevations plan in the exhibited set. The South Elevation plan in the exhibited Master Set is not that at all – it's the western elevation*
 - the impact on sunlight is verified by inspection of the shadow diagrams in the DA's Master Set of Plans
- also (as noted above), the modified lower floor plan shows that the southern wall extends 2.5 metres further west than in the approved plan
 - this has a major impact on sight-lines from No 203 as shown in Visual Comparisons 4 and 9 of the exhibited set (the existence of Leighton Green fir trees is implied to be a mitigating factor, but their long-term existence should not be assumed).

Finally, we observe that the printed notice of the development application was posted just yesterday outside No 205. This is a matter of substance for those of us who were not advised directly by the Council but live close-by and could be impacted. We were alerted to the Application by an immediate neighbour; otherwise we would have missed it. We appreciate that late submissions are permissible, but it is surely important that the Assessing Officer has as much feedback as possible before preparing advice to Council on the merit of development applications. To this end, we submit that the exhibition period should be extended.

Yours faithfully

A large black rectangular box redacting the signature of the sender.

Owen Donald and Pamela Catty

27 June 2025