

MEMORANDIUM

DATE: 13 December 2022

TO: Development Determination Panel (DDP)

FROM: Julie Edwards, Planner

SUBJECT: Item 3.3 - DA2022/0409 - 79 Riverview Road, AVALON BEACH

REFERENCE: Response by Owners of No. 79 Riverview Road to Issues Raised in Residents Submissions

Dear Panel,

The purpose of this memo is to advise the Panel that a submission has been received from the owners of No. 79 Riverview Road which addresses specific issues raised in the resident's submissions.

The submission addresses the following:

- Site inspection,
- Privacy screen,
- Cost of works,
- Stormwater

Site inspection

The owner requested the Panel undertake a site inspection. Panel members undertake their own site inspections prior to the meeting.

Privacy screen

The owner requested that the privacy screens along the northern edge of the first floor deck (as conditioned) should be reduced in length to maintain views of Pittwater, maintain access to sunlight and provide the ability to trim vegetation.

The requirement for the privacy screen has been addressed in the report. However, it is noted that a reduction in the length of the privacy screen is unlikely to unreasonably impact on the privacy of No. 81 Riverview Road, due to the likely focus of most users of the deck being outwards towards the view. Furthermore, the setback of the dwelling and outdoor private open space of No. 81 Riverview Road from the proposed deck limits the potential for back viewing from the proposal.

Cost of works

The owner has not provided any evidence to support a reduced cost of works. A Cost of Works Check based on the amended plans has been undertaken by the Development Advisory Services Team and they calculated the cost of works at

between \$314,003 to \$320,967. However, this does not include any works within the existing footprint and is based on the applicant's cost of works for demolition and external works only.

Stormwater

Response from Council's Development Engineering Team:

'As OSD is required for this proposal due to the increase in impervious area, a Civil Engineer must provide a design.

As there are objections relating to stormwater from downstream property owners, it is considered appropriate to impose this condition'.