
Sent: 13/10/2020 6:09:26 PM
Subject: Online Submission

13/10/2020

MS Jennifer and Catherine Beck
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RE: DA2020/1163 - 24 Wandeen Road CLAREVILLE NSW 2107

Jennifer and Catherine Beck
28 Wandeen Rd
Clareville 2107

Chief Executive Officer
Northern Beaches Council
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RE: Letter of Objection to DA 2020/1163 - 24 Wandeen Road lodged under Section 4.15 of the EPAA 1979 (the EPA Act).

The DA seeks development consent for construction of a new dwelling with the work costing \$1.3m. The site is zoned Zone E4.

Our family have lived two doors up from the proposed development for nearly 50 years and have long appreciated the fact that our local Council and local residents have worked and fought hard together to sensitively develop and maintain the area for future generations, without dramatically affecting its intrinsic natural beauty and its flora and fauna. This is especially relevant, given we share the street with the Angophra Reserve and Taylors Point.

We understand that during the current Covid landscape there is positive economic and social benefit in approval of Development Applications. That said, DAs should not be granted where they fundamentally do not comply with the regulations and zoning. It gives us no pleasure to write an objection to this neighbour/ developer's application to build. We are very concerned that this development will set a dangerous precedent for this and future inappropriate and vastly non-complying overscale developments. We understand that they have the right to build, and look forward to having new neighbours, however this developer appears to have encroached on a great many aspects of the planning regulations, DCP & LEP including:

- The development seems to be inconsistent with the objectives of the E4 zoning.
- The proposal appears to be oversized in nature, and would considerably diminish the current amenity and urban design of this leafy, picturesque and carefully developed water adjacent hillside, which sits within an ecologically sensitive area.
- The proposed development seeks to reduce the number of large native trees, and I think this will have subsequent impacts particularly on the resident fauna, especially given this property sits on the same street as The Angophra Reserve and Taylors Point.
- The design is not in keeping with the surrounding homes in the area in size, bulk and scale.

- Height - It appears to be significantly over the height restriction in many parts of the building.
- Bulk - It appears to be extremely bulky in its form, relative to its already large neighbourhood homes.
- E4 regulation - 60:40 soft landscaping - it appears that this regulation may not be met.
- Over shadowing - the building appears to significantly impact the amenity of the house below in the area of overshadowing, it appears to be double the size of the existing neighbour's already large home.
- Privacy - The neighbour above (No. 26) appears to have their bedroom window views now compromised/ obstructed by the applicants' proposed home, which would significantly diminish their current amenity. Also on the western side of the property, they appear to dwarf the lower neighbour (22 Wandeen) and look into their home, significantly diminishing their privacy and amenity.
- There appears to be some encroachment to our views at 28 Wandeen Rd both from the driveway along the west at our front entry area of our house and potentially encroaches on our views to the proposed "Alfresco" roofed outdoor area to the north.
- Set backs - requires review.
- This site requires a thorough traffic management plan during the build phase, given it is a very steep, narrow and winding street, which has many pedestrians, cars and buses going up and down it, early and late with no concreted footpath to speak of.

We understand that the developer has the right to build on his/her property. This said, we can not see why the applicant can't submit a fully compliant solution within the regulations. Given the significant non compliances and nature of the over sized development, we request that the Council should require the Applicant to rectify by resubmission of Amended Plans based on consideration of a more sensitive design, and that they correct all incorrect information on the DA drawings. At this stage surely Council has no other option but to refuse the DA in this stage.

Thank you for your time and consideration and we look forward to a revised and more considered DA by the applicant.

Kind regards
Jennifer and Catherine Beck.