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24/06/2021

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**RE: Mod2021/0362 - 24 Wandeen Road CLAREVILLE NSW 2107**

To whom it may concern,

It has come to the attention of the residents of Wandeen Road, Clareville, that a development set to take place at number 24 not only exceeds the legal limits placed on size and extent, but would have an extremely negative impact on the privacy of the neighbours and the local wildlife, with many varieties of native flora and fauna residing there. In short, this plan, such as it is, simply cannot go ahead.

This is not the first time I have contacted the council about this proposal. However, considering the fact that no acknowledgement was made of my previous submission, I will reiterate the flaws in the development plan for number 24. I now feel especially opposed to this project, as my neighbours in number 22 have recently decided to move out rather than put up with the disruption of their privacy.

On examination from experienced architects, the planned building does not comply with council regulations. Firstly, the structure is, at its full height, several metres too high, encroaching on the visual privacy of the neighbours, numbers 22 and 26. Secondly, the front building edge does not stick to the line between the adjacent buildings, another clear violation of laws which surrounding houses, such as my own, have had to maintain with difficulty over the decades. It is unjust that any allowances be made for developers who are now planning to construct an unlawful and environmentally damaging house in our street.

For a long time, number 24 has been the street's empty block, and as such has become a haven to the local wildlife. We have observed many different species coming and going from the little secret garden - among them, the Grey-headed flying fox, the Bush stone-curlew, the Tawny frogmouth, the Powerful Owl and Red-tailed black cockatoos. Each of these species is important to the natural ecosystem in its own way, but overdevelopment and excessive clearing have led to their endangerment. The Grey-headed flying fox is listed by IUCN as Vulnerable. Its conservation has become increasingly urgent, as increased deforestation kills them off and destroys their habitat. From 1989 to 1999, the Australian population of this animal declined by 30%. The Bush stone-curlew also suffers from habitat destruction, and is listed as endangered in three Australian states, including NSW. Tawny frogmouths are particularly threatened by roads, and are therefore more at risk in built-up areas. The same can be said for the magnificent Powerful Owl, which is listed as Vulnerable in NSW, as well as in Victoria. Finally, red-tailed black cockatoos, listed as Vulnerable in NSW, are already at risk due to the illegal wildlife trade, but are further harmed by logging of the gum trees which they inhabit. Numerous casuarinas, their only food source, abound on this block of land.

The flora in this area has already been razed, thanks to this project. A certain Spotted Gum, 33

metres tall, has been removed, in addition to some seven or so other large trees, ranging from 6 to 15 metres high. These were not mere saplings, it is important to note: they were mature trees which played an important role in preventing soil erosion and sheltering endangered species. One of the ways we can easily protect these precious species is by simply preserving pre-existing forests and wild blocks in our suburbs, and the last thing we need it to clear them away.

The Northern Beaches council takes care of a beautiful stretch of coast, which many Australians have long cherished. But it is destructive and ill-advised projects such as this one which threaten to wreak havoc in our area. I know that I am not the only one who is dismayed by this mismanagement, but I have every confidence that the local government will be able to make the right decision in regard to the proposed building at number24. It is understandable that the new owner would like to build a new house, but it must be done in a way which is respectful of the neighbouring houses and does not unnecessarily damage the environment.

Sincere Regards,

Jocelyn Allen