

# CABPRA

## THE CLAREVILLE AND BILGOLA PLATEAU RESIDENTS ASSOCIATION Inc

24 Wandeen Road Clareville NSW 2107  
DA 2020/1163

I am president of the residents' association - Clareville and Bilgola Plateau Residents Association (CABPRA).

Whilst we have a policy re not commenting on DA's, we do see our role is to speak out on where we see dangerous precedents being set in terms of development and on a number of levels this DA has us very concerned along with a number of houses recently built around the area. We need to refuse non compliant building heights and unacceptable street setbacks and enforce the hard surfaces to green ratio. I generally thinking we are in danger of letting this slide and the area is the poorer for it as we see bigger and bigger houses blocking other residents' views and casting huge shadows with little planning on display for the sensitive sites a lot of them are built on. As an organization we feel quite strongly that the area is running the risk of sliding down the slippery slope to over development.

On close examination, this DA seems to be on course for this and running rough shod over so many guidelines and what's more is incredibly insensitive to the E4 zoning. We are deeply concerned at the loss of our tree canopy here in Avalon and what's more this block is covered with what was a spotted gum community and very old trees. Nothing that has been drawn up on this plan seems to have taken into consideration the sensitivity and biodiversity of nature on the block or taken into account the E 4 zoning. It is a very rude development to nature.

There was also a time when the amount of shadow your development was going to cast over the neighbors was really considered as a viable negative to moving forward, so this too needs to be enforced with such a huge development and its encroachment into the privacy of neighbors all around it seems problematic. We are also in agreement with the necessity for a strong plan for a detailed planting that has to match the species its replacing. There is way too much planting of shrubs where tall mature trees stood that is a big fat cheat to nature.

On every level this is a very problematic plan that isn't at all sensitive to the area with strong noncompliance issues to the NBC building and environmental codes. A really worrying design on every level.

Regards

Catherine Kerr  
President  
CABPRA