
Sent: 6/10/2020 10:42:10 AM
Subject: Online Submission

06/10/2020

MR Hans Manger
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RE: DA2020/1163 - 24 Wandeen Road CLAREVILLE NSW 2107

Re 24 Wandeen Rd Clareville

To Northern Beaches Council,

Having previewed the plans for this block my main concerns are as follows:

1. The dwelling overstates 40/60 rule for E4 significantly. I doubt they have accurately included the correct hard surface coverage of the site.
2. The House seems way to be too big for the location being Clareville!
 - It overstates the 8.5 height rule significantly
 - It overstates the set-backs in front as well as the back significantly
 - It overstates the building envelope significantly

In short: the proposed dwelling is way too large to comply to council's design guidelines and the E4 zoning.

It is clear that this design should not be approved looking at the current council's design guidelines and controls.

Aesthetically this design doesn't not improve the suburb. It simply doesn't fit in Clareville. If council allows this design to be build it would create a precedent for other designs to be passed that do not comply and that will not improve the aesthetics of the suburb.

Also this size of dwelling doesn't conform with the current local and international views on good practice on environmental and sustainable design and building practices.

Kind Regards,

Hasn Manger