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Subject: Online Submission

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

To the assessing officer for the DA at 24 Wandeen Road Clareville.

As a building designer working in the area with RFA Architects, Mona Vale I feel that the proposal for No. 24 Wandeen Road is generally an over development of the site and does not comply with the DCP on a number of issues.

The development application council has received for the project proposes a large development of the property which is non-compliant with councils LEP and DCP in a number of areas. Given that the project is a new dwelling without the constraints of an existing house these matters must be able to be addressed by the applicant and should be able to be made fully compliant prior to being considered approvable by Northern Beaches Council. In particular the following sections of the DCP and LEP need to be addressed in the application.

4.3 Height of Buildings.

Whilst the LEP allows the buildings to exceed the maximum height of 8.5m when the land slope is over 30% the project exceeds the maximum height over a significant length of the upper floor of the proposal. As a result the application does not respond to the desired local character and will create view loss to the property at No. 26 Wandeen and loss of solar access to the adjoining property at No. 24 Wandeen.

B4.7 Pittwater Spotted Gum Forest

It is noted that a number of trees are to be removed as outlined in the arboricultural report and the removal of a significant tree, T14 and the resultant loss of the tree canopy as such needs to be considered.

D1.11 Building Envelope

The sections submitted with the development application illustrate numerous non-compliances with the building envelope. Whilst the project is upon a sloping site the non-compliances with the building envelope should be addressed to reduce the bulk and scale of the application.

D1.14 Landscape Area

The application is in non-compliance with the 60% area required by the DCP. As an application for a new building it should be able to comply with the areas required by the DCP and include all hard surface areas in their calculation as identified by council's DCP.

I look forward to a successful resolution of the non-compliances to resolve the matter for the neighbourhood.