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Subject: Online Submission

10/10/2020

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

Nicholas Clark and Kirsten Larsen
3 Mia Place
CLAREVILLE
NSW 2107

Re:  DA 2020/1163 Proposed dwelling house for 24 Wandeen Road Clareville

We wish to oppose the development application for a house proposed to be constructed on 24 Wandeen Road.

Our house is located on the corner of Wandeen Road and Mia Place - not far distant from the site of the proposed development at 24 Wandeen.

We are long-term residents of Clareville, now both in retirement. We are members of two local Bushcare groups. We have chosen to live in this special place because of the unique urban residential environment that has been created, and maintained in the past, by the careful implementation of appropriate environmental standards by the former Pittwater Council.

The successful integration of houses into the natural bush environment and the protection of the canopy of mature trees has created this unique urban environment. Visitors to our house have commented very favorably on this uniqueness. They have been particularly impressed by the preservation of the tree canopy throughout the area, while at the same time a residential density appropriate for this area has been achieved.

One of us, Nicholas, is a civil engineer, a former member of the Australian Planning Institute and an expert witness at Planning Tribunals in Victoria. We are making this submission, however, as residents concerned at the adverse impacts on the local environment that will be caused by the proposed development if it is approved in the current form.

We do not object to the construction of a residence on 24 Wandeen. Indeed it will be pleasant to see an appropriately designed house and garden there. We simply seek to have the design of the proposed house modified to be consistent with the unique residential environment in which the site is located.

We are very familiar with the site, and with the difficulties that can be expected in complying with the applicable environmental and geotechnical standards. The block has remained unsold for many years - since the original subdivision in the 1980s. We have no doubt that important reasons for it remaining unsold are the difficulties anticipated by potential buyers in building a house on it.

The block has seriously adverse slopes and uncertain geotechnical characteristics. There will be major difficulties in providing access from Wandeen Road. It has protected fauna, and well-established and protected vegetation, particularly the spotted gums contributing significantly to the tree canopy of the area.

We suggest that these factors will all have been taken into account in the negotiations of the price that the new owners have paid. AT THE SAME TIME THE APPLICATION SEEMS TO REQUEST FAVORABLE CONSIDERATION BY COUNCIL OF NON-COMPLIANT DEVELOPMENT OUTCOMES BECAUSE OF THE SITE DIFFICULTIES. In our view the owners will have already obtained benefit for these site difficulties through the price paid.

The submission of Mr and Mrs Henry presents comprehensive, professionally competent and compelling reasons why this application should be refused in its present form. We support it absolutely.

The site is zoned Zone E4 Environmental Living under the LEP, and there is no reason, unique or otherwise why a fully compliant solution to LEP and DCP controls cannot be designed on the site.

In our opinion, the application should be rejected as non-compliant. Council should not seek modifications to the various non-conforming aspects, as the proposed house design would still be completely inconsistent with the urban environment in which it would be placed.

We sincerely hope that the new amalgamated Council will take this opportunity to maintain the environmental standards for residential development in our area that were so successfully established by the Pittwater Council. Development proposals that might be suitable in the more densely settled parts of the amalgamated Council area must be considered in the special context of our area.