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**Sent:** 9/10/2020 6:13:09 PM  
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09/10/2020

MS Victoria James  
16 Wandeen Rd RUE  
Clareville NSW 2017  
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**RE: DA2020/1163 - 24 Wandeen Road CLAREVILLE NSW 2107**

I wish to object to the proposed building on the basis primarily of its oversize and resulting amenity losses are directly attributable to non-compliance of the main code as detailed by Northern Beaches Council known as the PLEP and PDCP controls:

- 4.3 Height of Buildings are 1.3 meters too high: 9.8m v 8.5m [15% non-compliance]
- D1.8 Front Building Line does not conform: 9.26m existing v 6.5m proposed [42% non-compliance]
- D 1.11 Building Envelope is an matrix of standard heights and angles which have been overlooked [multiple significant non-compliance]
- Landscape Area- as an E4 block they are removing too many established trees plus they are wanting to far exceed the allowable hard surface coverage, as in their calculations they have not included all that they must.

I would like to preserve the nature of this natural neighbourhood.