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**Sent:** 10/10/2020 7:35:39 PM  
**Subject:** Online Submission

10/10/2020

MR BRUCE CROSSIE  
173 Hudson Parade, Clareville NSW, Australia 173 Hudson Parade Hudson PDE  
Clareville NSW 2107  
brucecrossie@hotmail.com

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

Dear Ms Megan Surtees,

Thank you for your advice in regards to the proposed development of Lot 102 DP 13760, 24 Wandeen Rd. Clareville.

Our house at 173 Hudson Parade, is directly in front of the proposed development.

The development appears to be well supported by the developers consultants as well as maximising the site area and perhaps overdevelopment of the building and hard surfaces as a ration to the site area. Does council have a maximum ration of the above on developing housing in this area.

**POINTS OF CONCERN:**

1) Based on their drawings the rear set back of 6.5 metres to our south boundary fence, is insufficient to ensure privacy to our rear yard, based on the scale of the development and the proximity to the north face of their pool and Alfresco area. Currently approx. 15 met.

The swimming pool and Alfresco should be redesigned to ensure a minimum distance of at least 25 metres to the north face of the concrete pool edge due to noise and invasion of privacy. This would allow adequate native screen planting in this subject zone which should be insisted upon to be both bird and marsupials friendly.

2) RAIN WATER RUNOFF: Both hard surfaces and Down Pipes to be adequate for the proposed 15,000 L. OSD Tank to Councils Specifications as well as the Underground Absorption System. Due to the slop of the block we have experienced extreme rain water surface flows in the past. It is hoped that the existing sewerage trench ( not the sewerage pipes) to the North of the subject block may also be of some assistance in this matter to assist the proposed water retention and absorption systems.

3) LOWER GROUND FLOOR AREA. This area noted as a Rumpus /Study with full amenities for separate living accommodation is of concern, in view of the possible use of this area for Air B & B with the association of excessive noise in this prime residential area. Attention to the design of this area to support residential use only and for it not to become a party house, so close to neighbouring properties.

4) Finally, we understand that this is a challenging development site, however any development must be within Councils Design Codes for this area, without compromising the general housing style in the area of Clareville, whilst maintaining the flora and fauna of the area without creating an overdevelopment of this site, with a house being the dominant feature of the site.

Thank you for this opportunity to provide both a personal and objective view on this proposed

development.

Yours Sincerely,  
Janet and Bruce Crossie  
0417209348