

---

**Sent:** 6/10/2020 9:16:19 AM  
**Subject:** Online Submission

06/10/2020

MR Rod Post  
26 Therry ST  
Avalon NSW 2107  
rod.post@optusnet.com.au

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

As Avalon residents we are concerned about this development due 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
- D1.8 Front Building Line does not conform: 9.26m existing v 6.5m proposed
- D 1.11 Building Envelope is an matrix of standard heights and angles which have been overlooked
- Landscape Area- as an E4 block they are removing too many established trees

Allowing owners/developers to continually push the boundaries on these limits will end up with our suburb no longer being the leafy suburb we are currently use to, the next owner developer will need to go higher and take up more land, to get a better view and bigger house than "The guy next door" and where will it stop? We will end up with our tree lined suburb looking more like those in the greater western suburbs of Sydney and that is certainly not we want to see our suburb turn to and certainly not what the suburb we bought into.