

From Michael And Anna Henry 22 Wandeen Rd Clareville 01/02/21

24 Wandeen Road Clareville neighbour update based on plans submitted by Developer on 21st January 2021.

With reference to the most recent plans as uploaded by Rise Developments on the 21st January 2021 we have the following remarks that we expect to be reviewed and conveyed to the developer.

IN brief our view is that small changes to a bad design do not make a good design.

It appears that no matter how many rules the developer is breaking, they will not change the design and it appears that council is losing our fight by allowing this design that is suited to a level block in another locality!

At the outset I believe it is council's job to tell the client that the design will not be passed as it compromises so many rules, this is a community issue. Then council need to consider the impact on neighbouring properties which is massive and a complete injustice. As we all now know the only party who wants this development to proceed is the developer who will sell it and move on, leaving Clareville with an outrageous precedent not to mention a huge house that does not comply. It is up to you to head this off with urgency.

When Rise can design a dwelling that complies...then we are all good. They will still make money and all other parties are catered for...surely you see this???

1. Height limit. It is 8.5meters - and it is not to be calculated by measuring ridge to ridge as per the latest plans. This needs to be amended to the complying height. If you view drawing 6.8.3 you must include the height limit as well. The developer has not included this as they know it will expose how much of this design sits above what is allowable. Once included one can see that the design is much too high and additionally the bulk and scale is outside what is allowable. We are aware council can make allowances if it does not impact other properties, however our deck and house will suffer enormously with the current plans due to the height of the dwelling proposed.
2. The windows have been changed to being semi opaque. However, it is only the lower half of the window that is opaque which means when the new residents walk up to the windows they still see straight onto our block and deck area. It gains more privacy for them in the new house but has not overcome the issue for us in any way. The western windows need to be removed for our privacy. They have not even included the size of the windows they intend to use!!! How can that be allowed? The house should have a focus to the north and not to the west. The plans have allowed for high ceilings so if they must have western windows, they should not have a sill height less than 1600mm.
3. Bulk and scale is still a huge issue. No changes have been made to the height! Two levels have an internal ceiling height of 2700mm. This need be adjusted to 2400mm and the problem would be fixed! (it is far outside the 8.5m limit).
- 4.

Hence we are asking for three additional conditions to be added to any consent to better protect our visual privacy and reduce visual bulk

1. All windows to western elevation require 1.65m high occurred glass [reason: privacy]

2. Additional screening of native trees at 3m centres to achieve maximum 8m height to western side setback boundary along the entire length of the proposed dwelling, trees to be protected, with new Condition at Conditions to be satisfied prior to the issue of the CC', to incorporate these new trees in a New Landscaping Plan, and with 'Ongoing Conditions to be complied with at all times' in respect to 'Landscape Maintenance' [to better screen the proposed development, to protect the trees, and privacy]

3. Reductions to the envelope to be more compliant to Side Boundary Envelope, by reduction of all- gutter heights facing west by 1m [reason: visual bulk, privacy, overshadowing]

The height of the dwelling must come down, and there should not be any windows overlooking us.

PLEASE address this before the meeting on Wednesday!