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23/06/2021

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**RE: Mod2021/0362 - 24 Wandeen Road CLAREVILLE NSW 2107**

These are comments from CABPRA - Clareville and Bilgola Plateau Residents Association.

Planning Department  
Northern Beaches Council

RE: Mod 2021/0362 - 24 Wandeen Road Clareville. NSW 2107

We note and have read all the submissions from residents re this development.  
We also note the distress in many of these emails and would feel the same anxiety  
If this development was to go ahead next door to any of us.

We are seeing a worrying trend of a desire for oversized homes that have a huge impact on its neighbors and the natural surroundings that result in a prolonged and unnecessary process of DA negotiation when essentially the code is clear, the rules are clear, and more consideration and effort needs to go into creating a home that takes on board respect for people and place.

Having said this we observe that much of the damage re this DA was done in the original approval when the external panel approved the DA with an overall height of some 10.2 which is well above the 8.5 and the destruction of gumtrees in a E4 zone. We are constantly disturbed by the breaking of these restrictions and the inconsistency of the panel judgements to council guidelines and mount a strong argument for nothing in this revised DA that changes any aspect of height or footprint, or destruction of trees should be approved.

We also note that many of the submissions talk about lack of privacy and impact to their neighboring houses. Ultimately the size and height already approved is impact enough so any changes applied for should aim to improve this impact and not detract so this should be strictly born in mind when considering any request for clear glass where previously it was frosted or any changes that cause concern.

We are still baffled as to why some DA's are not permitted the taking down of trees in E4 zone and some like this development were granted permission and will comment on these inconsistencies in the discussion paper to be released by council. Bearing this in mind we will look with interest at the replanting undertaken in this DA and urge council to strictly adhere to supervising this part of the DA considering the size of the development and the distress it has caused to residents at their loss of privacy and the impact of the design of this home in close proximity to their existing dwellings.

Regards  
CABPRA