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10/10/2020

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

Sir

There are a number of issues I have with this application that appear to have ignored the Council regulations, regulations that have been designed to preserve the environment of the area, and guide development in ways that are appropriate for the area. I look forward to the Council looking closely and critically at this application so as to be absolutely sure that, if anything, the area is enhanced by any development on this site, but certainly, that there is no detrimental impact on the amenity of nearby properties or the suburb in general.

Without a detailed knowledge of the regulations or a means of assessing building compliance in fine detail, I have to rely on the plans as published on the Council web site in making this submission.

1) It would appear there is a problem with the setback of the proposed house on the block. That is, it encroaches on the minimum set back. Perhaps this issue can be resolved by simply moving the structure back, (to the north), until at least minimum requirements are met.

2) Perhaps the most inappropriate design fault is the height of the structure. I believe there is an 8.5m limit in this area and that the proposed building exceeds this by some 12% on my calculation. As the building is of considerable volume/bulk, it would seem within the ability of the architect/builder to make changes that would both reduce the bulk and height and still produce a product that would satisfy the needs of the particular client. Furthermore, it would certainly be of assistance to neighbours if height poles and templet poles could be erected on site to demonstrate and clarify the height and bulk of the proposed building. These might also assist in determining the degree to which the views in the area are obstructed by the development.

3) Does the house and associated "hard areas" exceed the percentage limits as stated in the regulations? If so, does this represent a land slip hazard to other houses nearby, in this neighbourhood notorious for such events?

4) As I understand it, a desired objective for dwellings in this area is that "there will be houses amongst the trees and not trees amongst the houses". A commendable objective. However, the wholesale removal of most of the trees of value and other trees on the block to accommodate this development will considerably reduce the tree canopy and fauna habitat and contribute to the land slip risk.

I therefore suggest a building of such bulk, is inappropriate for this site. I would therefore appreciate the Council considering this and other submissions very seriously, and to ensure

that any development on this site meets all those regulations that have been carefully designed to preserve and enhance environment and character of the Avalon area, an objective this proposed development seems to have ignored.

Sincerely