
Sent: 14/10/2020 9:32:52 PM
Subject: Online Submission

14/10/2020

MS Miranda Korzy
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RE: DA2020/1163 - 24 Wandeen Road CLAREVILLE NSW 2107

Dear Sir/Madam -

I am writing to object to DA 2020/1163 submitted for a development at 24 Wandeen Road, Clareville, NSW, 2107.

As a resident of Wandeen Road, I am concerned about the ongoing loss of trees and over-sized development occurring in this area - of which this is another example.

Avalon (of which Clareville is part) and nearby Bilgola are a haven for wildlife due, not only to local reserves, but also to the trees in backyards. A survey commissioned by neighbours, Michael and Anna Henry of 22 Wandeen Road, Clareville, indicates the richness of fauna at this site. This includes the Grey-headed Flying Fox, Bush Stone-Curlew, Tawny Frog Mouth, and Red Tailed Black Cockatoos.

The loss of eight mature trees of significant height - belonging to the dwindling Pittwater Spotted Gum Forest - would be a significant blow to the creatures for which they provide homes. It would also increase dangers for them as they transit to other trees and local reserves - such as Angophora Reserve further up Wandeen Road.

Even if they are replaced with young trees, it will take decades for them to reach a significant height and form hollows for nesting. Therefore I hope that the removal of the 33 metre high Spotted Gum *Corymbia maculate* at the site and seven other significant mature trees between 6 metres and 15 metres in height can be avoided.

However, the bulk of the proposed building is also of concern and the fact that all hard surfacing has not also been included in the report. The failure of the proposal to comply with a number of planning controls in an environmentally sensitive area (with E4 zoning) indicates that a redesign is needed before the building should be approved. These violations of the PLEP and PDCCP controls include:

Height of Buildings are 1.3 metres too high: 9.8 metres compared to the 8.5 metre limit.

Front Building Line does not conform: 9.26 metre existing compared to 6.5 metre proposed.

Building Envelope contains a variety of heights and angles, which appear not to conform to the rules.

I hope you will consider these issues when assessing this application and reject these plans to

maintain the integrity of planning controls for this area - which protect our trees, wildlife and character of Clareville.

Yours faithfully,
Miranda Korzy