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Subject: Online Submission

12/10/2020

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

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Dear Officer,

Regarding the above DA it appears to have ignored some of the key Council regulations that have been adopted to preserve the environment and development guideline for the area. Our points of concerns are:

1. Height of the structure - should not be over 8.5m in this area - These plans appear to breach that limit resulting in an unusually severe impact on the street scape. Given our family home is directly opposite and in the line of sight (lounge and bedroom) we feel particularly impacted. We request that Council strictly enforce this Planning Regulation.

2. Dwelling Set-back / close to street curb - it appears that the proposed design is encroaching on the minimum set-back - we wonder if this development is too close to the curb and not complimenting the surroundings. Again, our home is directly opposite and we feel particularly impacted. Perhaps this issue can be resolved by moving the structure back (to the north) to meet setback requirement and streetscape. We request that Council strictly enforce this Planning Regulation.

3. Whilst we do not in principal object to the development of a large home on this site we are mindful of the 60:40 (hard areas / green space) regulation designed to limit any negative impact on the environment. We also note other submissions concerned about potential landslip risks resulting from changed water flow if areas are over developed. We request that Council strictly enforce this Planning Regulation.

4. We are also concerned about traffic management during the construction phase. This site is situated on a 'blind corner' with double white lines and therefore 'no parking' at any time. Both ourselves - and also near neighbours - already have challenges to back out into the street safely. Should construction traffic park next to the site (therefore blocking one of the two traffic lanes outside our houses) then the situation would become positively dangerous. We would ask council to ensure this DA has suitable (and enforced) traffic management processes in place during the construction phase.

Yours Sincerely,
Gregson.