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MS catherine kerr  
1A Paradise Ave Avalon Beach ST  
NSW 2107  
catherine@podfilm.com.au

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

I am president of the residents association - Clareville and Bilgola Plateau Residents Association. Whilst we don't have a policy re commenting on DA's, we do comment on where we see dangerous precedents being set and on a number of levels this DA has us very concerned along with a number of houses recently built around the area. We need refuse non compliant building heights and unacceptable street setbacks and enforce the hard surfaces to green ratio. On close examination this DA seems to be running rough shod over so many guidelines and what's more is incredibly insensitive to the E4 zoning. we are deeply concerned at the loss of our tree canopy here in Avalon and what's more this block is covered with what was a spotted gum community and very old trees. Nothing that has been drawn up on this plan seems to have taken into consideration the sensitivity and bio diversity of nature on the block. There was also a time when the amount of shadow your development was going to cast over the neighbours was really considered as a viable negative so this too needs to be enforced with such a huge development.

On every level this is a very problematic plan that isn't at all sensitive the area with strong non compliance issues to the NBC building and environmental codes. A really worrying design on every level.