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

Richard & Kate Stanning  
26 Wandeen Rd  
Clareville NSW 2107  
RE: Application DA2020/1163 - 24 Wandeen Road Clareville.

Dear Megan,

We have lived at number 26 Wandeen (adjacent to the proposed development) uninterrupted for over a decade. I think the home at 26 is somewhere between 40 and 50 years old. We have not changed its foot-print on the block. We love the leafy, tranquil, and bushy type hillside suburb of Clareville, we'd like to think new homes are built in the area that compliment such nice aspects to our local area. We have a number of concerns with the proposed development of 24 Wandeen.

We think the leafy, natural hillside, water adjacent location that our suburb is known for is under threat by this large, bulky development. Such a development on Wandeen road will not be a good precedent should this pass as is.

The Proposed development seems to cover the majority of the block. The floor space to the block seems huge in proportion. This would mean a significant loss to the tree canopy and wildlife and birds that makes our area reasonably unique. The amount of block shown in the plan view that becomes built home, garage, driveway, decks, and pool area appear excessive. The amount of general vegetation left seems to be very minimal.

We feel that the entry to the house is too high and not in keeping with the other houses in the street. The hard stand area of driveway and enclosed garage starts far up the hilly block and it appears a little lower than being level with the road. The proposed house from the front door at this 'level' appears to go up 2 whole floors with a pitched roof. We notice that our home at no. 26 has a front door porch about 2 to 2.5m below the driveway entry. We do not have a living level above this home entry door. I consider the home at 22 Wandeen to have a home entry door possibly 4.5 to 5m below their street driveway access at the kerb, and they do have one living level above this entry level. I also consider number 28 to have an equally low dropping driveway to the car park, garage area and adjacent entry door. This home I think has a 1&1/2 split above this low entry which is possibly as much as 5 m below the road line.

The last paragraph in words, may best be seen like this table:

Street Address	Number	Approx. height below Rd to Front door porch level	Floors above Entry Door level
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28	up to 5m	1.5
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26	2 to 2.5 m	0
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Proposed 24	1.5 to 2m	2
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22	4.5 to 5m	1
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The proposed development appears to have the lowest drop from the road but with the highest number of levels.

The proposed house roof line needs to drop in line with, or below the average practice of the homes around it on the "low side" of the road. In a leafy suburb such as Clareville, new developed homes can cleverly achieve this, through good design, lowering the average not increasing the average. I'd propose a 2m drop as a minimum. Or a completely different designed home for such a block.

The height of the roof line also raises concerns of view loss for "public view sharing". Public view sharing will be impacted from the road with the home so high blocking any potential water view for the people walking by the road or driving in the area.

We are concerned about the roof height blocking light from the western side to our house. Both our western windows in our bedrooms will be impeded by the proposed dwelling. This goes against 'allowing reasonable sharing of view' The council state that maximum height for dwellings in the area is 8.5m but the application has exceeded that height.

We have concerns as to how the building process will be managed regarding road use and daily traffic. There are double lines on the road, and it is also a Bus route. We would like to know how various trade vehicles and building service trucks etc that will require access to the site will be managed? This is important to ourselves and the local community as the cars coming to the site and away from the site will need to be managed given a lot of traffic that use this road as a main route from Bilgola plateau into Avalon and also from Clareville up Wandeen over the plateau through Newport and into the city. The E89 does this every morning.

Natural water course runs above and through our lands on this low side of the Wandeen Rd. Wandeen Rd runs up the ridgeline of Taylors Point to the plateau. I note that during August 2019 there was a burst main higher on the hill and this water ran across and between houses at Number 30, 28 and ourselves at 26. It ran into and across properties at Hudson Parade. This was an easily recognised movement of water. Large deluge rain that covers a full week and at times a second week has shown sub-surface water to make its way into cut-away basement type areas. Such a new home needs to account for this properly. Maybe a lighter pole or pier home, with less excessive size and weight might be more appropriate.

This is what we have noticed on our property at number 26 Wandeen; We think it is some type of snout using marsupial that often has left small fresh dirt next to hole depressions across the surface of grassed and shrub / garden areas on our property. Seen during a morning. So, we assume they are in nearby properties as well. we have also noticed in the time living amongst the leafy outlook the one or 2 nocturnal winged birds or owls which we think are Tawny Frog mouths that roost among the adjacent trees. The nocturnal fauna of the area definitely has found room to fossick along the corridor between high side, Hudson Pde homes and the back areas of homes on the low side of Wandeen.

Where we stand in our home, which is at the level of our entry door, we can see views to the western horizon, the western bays of Pittwater, as well as north across tree filtered Pittwater water views. To think that all views to the west will revert to most likely just the night sky, is not very appealing. Nor do we wish for 2 bedrooms on this side of our home to have only windows into another home to look into, out of. The windows on the eastern side of the proposed dwelling will need to take this into account thoroughly. Should the designed home become lower, then such concerns will likely diminish.

In summary,

We think the proposed development DA2020/1163;

- Takes up too much of the plan view area of the block
- The design doesn't seem to fit with the dropping away hilly slope.
- Natural water course run off both surface and sub-surface water needs to be taken into account.
- Minimises dramatically the native trees, and I think will have subsequent impacts on

particularly the nocturnal fauna.

- Has excessive height. The proposed large, many roomed house appears over height in numerous areas.
- Has windows on the East that may look into neighbour bedrooms and Western side windows that appear too numerous and too large.
- Needs a thoroughly thought through traffic management plan particularly City travelling buses early, school hours morning and afternoon.

Yours Sincerely

Richard & Kate Stanning