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Subject: Online Submission

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RE: DA2021/1426 - 51 Kalang Road ELANORA HEIGHTS NSW 2101

The proposed development exceeds the maximum building height controls by between 9 & 35%.

The submitted Clause 4.6 incorrectly states that "the additional height of the building above the height limit does not cause the building to be inconsistent with the desired character of the locality", despite it being higher than all other buildings that do comply.

The proposal is attempting to blatantly ignore these controls and pass them off as insignificant.

The Clause 4.6 also mentions the "transition between the commercial centre and the residential land to the south" which I believe is the purpose behind the Southern portion of the site only allowing a building height of 8.5m. These controls cannot be ignored because the proposal seeks to add an additional storey.

The proposed development will not be in keeping with the surrounding buildings and will increase the impact of overshadowing and overlooking.

Additionally, further consideration should be given to the building's facade and the lack of character proposed from ground floor level up. The black/white scheme with glass provides a sterile look with no warmth or interest.

The attempt to soften the brutality of this look on the 3D renders (page DA18) with street tree planting is inconsistent with the Landscape plans that show no such planting on the council verge, only planting further back that will not screen the upper levels for many years to come. The request to upsize these plantings in the LRR is appreciated but additional spillover planting on the upper levels and further creativity with quality materials would be desirable in our neighbourhood.