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Subject: Online Submission

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RE: DA2019/0306 - 18 Alexander Street COLLAROY NSW 2097

I raise my concerns and object the following parts of the application:

1. The development does not seem to comply to a "low" density development.
2. The existing side building setback for the new dwelling (western Granny flat) to my boundary is not maintained. It is currently 5.4 m to 5.7 m between the existing dwellings of no 18 and no 20. I would estimate that the existing dwelling setback is approximately 3.0 m. This should be maintained all along the fence line to my property. This is in particular in view that I may also build a Granny Flat in the future in the front of my property. I expect an acceptable fire separation between the buildings. The space is also required to maintain the green area between the two dwellings and the existing flora and fauna habitat (see below).
2. The roof and top floor extension of the existing house will block my view to the ocean. Currently I can see the ocean from my balcony through the small balcony of the existing dwelling, which exists in the middle of the house only. Also the angular view over the existing first floor level enables me to see the ocean. Extending the vertical walls on the west side of the existing house will cover my view to the ocean completely.
3. There is currently a level difference between my property and no 18. My property is lower than no 18 and much of the no 18 property rain run-off flows towards my property. As there is substantial green area (planted trees and bush) between the properties, this only causes a problem in very heavy rain. My driveway does get flooded in heavy rain and I cannot walk to the street front without getting wet feet. With the development of the property the run off to my property will increase and my drainage will not cope. I request either a drainage channel along the boundary line to catch any run off or an upgrade of my drainage system that flooding of my driveway will not increase from the current status.
4. The landscape open space of 40% is not maintained. The calculation for the 457 sqm of landscape are not provided and I challenge the correctness and the assumptions taken.
5. Currently there are major trees and palm trees on the properties which are used by many birds and other animals to nest and feed off. A dramatic change of the flora & fauna habitat will impact on the sustainability of the existing fauna life in this area. It is anticipated to maintain the current two large palms at the centre of the site. However there are other big trees on the property which should be maintained. I request that the existing flora and fauna along the current 3.0 m site boundary setback is maintained.

With the best regards

Andreas Lehr