
Sent: 14/03/2022 4:45:41 PM
Subject: Submission re DA2021/1805
Attachments: 5133F17E-DEF0-45F6-A85E-727266E67056.heic; 63CEAF54-88F9-4222-A4D1-45C1CB074C70.heic; 64A7DDB1-A1A9-439B-AB46-8BD169C651BE.heic;

As a direct neighbour of the site of this proposed development, I submit my comments below in advance of the Local Planning Panel Meeting this Wednesday 16th March 2022.

* I have the following comments regarding DA2021/1805:

* I note that the Northern Beaches Council's original Engineering Referral Response did not support the application and that the Council's Development Engineers still do not support the application (their updated Comments dated 04/03/22).

* Last week (ie after the Woolacotts Flood Report), we experienced huge rainfall over a short period and considerable flooding in the Northern Beaches, including at Collaroy, and especially on Alexander Street and on Pittwater Road very near Alexander Street.

* We have been officially told by the government and weather experts that we are in a "La Nina" phase which means that this type of weather is going to be likely and common over the next few years at least. Because of this, I question whether using data about overland flow and flooding even from just a few years ago is still realistic. I am including photos taken from the corner of Pittwater Road and Alexander Street last Tuesday (08/03/22). In one of them you will see a person wading hip-deep in water.

* Option 2 of the revised application proposes to raise the Ground Floor of the development for protection from flooding. Many of the previous submissions (mine included) expressed concerns about the proposed height of the development and its potential impact on access to natural light and solar warmth, privacy and views. This impact can surely only be exacerbated and worsened by raising the building(s).

* The zoned height limit for this lot is 8.5m. I refer you to my previous submission and my comments about ceiling height marked in the plans; lay of the land; acoustic screening and lift shaft protruding above the roof. I stand by my comments and believe they are even more relevant given this proposal to raise the Ground Floor. How can this proposed change be done within the permitted zone height limit? It appeared to me that the application plans were over that limit even before any proposal to heighten the Ground Floor.

* I request again that height poles be erected on the land to physically demonstrate the proposed heights at the back, middle and front of the development building(s).

Angela Brown
14/1 Eastbank Avenue
Collaroy

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