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**Sent:** 23/04/2019 11:02:51 AM  
**Subject:** Online Submission

23/04/2019

MR David Rolls  
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Collaroy NSW 2097  
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**RE: DA2019/0306 - 18 Alexander Street COLLAROY NSW 2097**

The proposal does not comply with the maximum building height, 8.5m or the minimum allotment sizes (although this is an existing non-compliance albeit with lesser impact). However, these non-compliances require the applicant to submit a written request to vary these controls. It appears this has not been done.

The proposal results in non-compliances with Clause 4.1 and 4.3 of the Warringah LEP. The applicant has not provided a Clause 4.6 Variation in this regard. Of particular concern is the non-compliance of the height controls and there has been no justification as to why the non-compliance would result in a better environmental outcome.

The plans also appear not to adequately address the in-ground services (incl Stormwater) that were the reason why the houses in this part of Alexander St were set back originally. The stormwater travels down from the Collaroy valley and across these lots and ultimately under the lower part of Alexander Street and across Pittwater road to the stormwater outlet at the beach. It is a significant piece of Sydney Water infrastructure.

This setback has resulted in the ability for significant mature trees to be grown over time on the site and it also appears the plans do not adequately address the retention of these trees that are native and are greater than 5m in height.