
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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21/08/2023

MR David Muirhead
- 10 Eastbank AVE
COLLARROY NSW 2097

RE: Mod2023/0416 - 4 Alexander Street COLLARROY NSW 2097

Re: DA 2023/0416 4 Alexander Street Collaroy NSW 2097

The Applicant's proposal to increase the building height impacting on the NE side by approximately 1.7 meters is unreasonable. Whilst this is the largest effect, the whole of the site is impacted. The building has been approved at a lower level and fit within the guidelines. The arguments put by the developer do not convince me that this change would not have an impact on neighbours.

This must certainly affect the nearest neighbours. Having read the Statement of Environmental Effects the applicant understands clearly that the height restriction has been breached. I note that the original compliant approval is being argued here but this seems to me just a second bite at the cherry. The height should remain as previously approved.

I note that section 8 the "Green Roof is proposed to be abandoned:". An appropriate landscape outcome was the desired result. The applicant waves away this with "This condition is to be deleted to simplify buildability, reduce potential water penetration issues and minimise building maintenance". This does not address the reason for the Green Roof being required in the first place. It addresses costs not landscaping or aesthetic outcomes. Part of the condition for this Section 8 was "Details demonstrating compliance are to be submitted for written approval to the Executive Manager Development Assessment prior to the issue of any Construction Certificate". I could not find details demonstrating compliance but that may be my oversight or is this the applicant's response to the condition? If so this response is not within the terms of compliance.