
Sent: 23/04/2019 11:17:42 AM
Subject: Online Submission

23/04/2019

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

1. The building Assessment referral - the building has been noted as a class 2-9 building. The SEE and DA form says it is not a class 2 multi unit residential building but x 2 residential dwellings with granny flats.

Is the building being assessed as a class 2 or class 1 building?

The DA notes that lot 9 is an alteration. This is quite a significant alteration that results in a new roof form, new floor plans, new window configuration. The house is not an alteration in my view but a new dwelling to look partially like the old dwelling.

The application should to resubmitted to indicate two new dwellings with associated secondary dwellings and demolition of 1 house , retaining 1 masonry wall to the west.

2. Floor Plans- DA121 and 122 are missing from the submission on the website- Please load for neighbours to review

3. Survey- The survey is missing from the website-No trees on the site nor neighbouring trees are show. Please load for review.

4. Tree- No existing trees or trees for removal are located on the plans.

5. Arborist report- No arborist report supports keeping of the existing tree.

6. Landscape plan- Unsatisfactory to review. Trees are shown to scale. Plans are not to scale nor does this plan meet the requirements of the DA checklist. Noted on the plan are 11 ' palms and shrubs' indicated in red pen graphically to the side boundary. Are there 11 palms on this boundary?

Neighbouring tree and the impact of the development are not show on the application.

7. View Sharing- Documentation to show the view from the terrace of no. 20 Alexander Street needs to be submitted for review.

8. Height plan. 8.5 m height plane above natural ground is not shown on the elevations and in not possible to review.

Top of roof RL's are missing from the elevations and sections and therefore height is not possible to review

Natural ground RL's are missing from the documentation and therefore height is not possible to review

9. Lot sizes- The lot sizes and kink in the boundary plan has been amended due to the floor plan and planning of the bedrooms. Can the floor plan be adjusted to suit a straight boundary. All other lots are uniform in the street and this is the intent of the LEP. The minimum lot size for

the LEP is 600m². The smaller lot size is requesting to be adjusted to 547.5 m².

10. Bulk and scale

The development looks like a class 2, Multi unit residential development in terms of bulk and scale from the street and the side boundaries.

The development is dominated by elevated walkways which restrict light, inhibit the growth of trees and plants and add unnecessary bulk and scale.

11. Height

From the street the development looks like a multi unit residential block. The granny flat is elevated 3 m in order to achieve car parking under the granny flat and to allow access for car parking to the rear of the site.

The internal car parking driveway has been noted as the 'primary private open space'. This space is underneath an elevated walkway.

The development has been planned around car access and results in an unnecessary bulky two storey granny flat that dominates the street and limits solar access in to the neighbouring properties .

12 Height -Street elevation

The eastern building parapet at the street scales on the drawings at 9.5 m high. This can not be verified as no levels exist on the plans and elevations. The 3D height plane looks to be about 100mm above which looks incorrect.

13. Height -East elevation

The house roof form on the east elevation scales over the height control line by a distance of 10m and a height of 1.5 m . This is not shown on the 3D roof form.

14. Height -West elevation

The house roof form on the West elevation scales over the height control line by a distance of 3.5 m and a height of 200 mm . This is not shown on the 3D roof form.

15. Shadow-No. 20 Alexander Street-

At 9 am most of the open space area to the front of the house and front elevation of the house is overshadowed.

For 9 - 3 pm the development overshadows its owns private open space area with the elevated walkways. Trees and plants will have difficult growing in this space however a large proportional of the landscape area is included in this area.

16. Open Space- The development is two lots however the landscaped area has been calculated like it is one lot .

It is unclear if this development is two separate lots or considered a multi unit development sharing open space.

If it is two separate lots then one lot has a significant shortfall in landscape open space.

17. View Sharing- Documentation to show the view from the terrace of no. 20 Alexander Street has not been affected; needs to be submitted in the documentation for review. The increase in bulk to the north of the existing house and infilling the existing terrace area restricts the existing view of the ocean from the primary terrace and primary living space of no 20 Alexander Street. This roof adjustment is over the height control line and as a result restricts views . Even though it is noted as an alteration to the dwelling 100% of the roof is different.

18. Privacy and Overlooking- Unable to assess as the 1:100 plans are missing from the website. It is unclear how new windows will affect No. 20 as no plans are on the website. The increased built of the elevated walkway and the existing house will have direct views into the area to the front of the house. The new window to the bedroom adjacent no 20 will overlook the primary living space and terrace of no. 20.

19. Alterations or new dwelling- A review of the old house against the new house is difficult as generally new and old works are not shaded on the plans or elevations. It looks like the only part of the house to be retained is the west elevation, masonry wall.

South elevation- New building, New roof form

North elevation - New building, New roof form 1 arch window retained, unclear if this is reused in the original location.

East Elevation - New building, New roof form

West Elevation - part masonry wall retained.