
Sent: 1/04/2020 3:58:18 PM
Subject: Online Submission

31/03/2020

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RE: DA2020/0261 - 18 Alexander Street COLLAROY NSW 2097

I express my concerns and reject this application on the following grounds:

1. The development does not seem to comply to a "low" density development.
2. A Boarding House is not suited in the environment of Alexander St where the majority are either family homes and or living space for small families. Boarding houses will increase the noise level in the evenings and night time in a otherwise quiet neighbourhood.
3. There is not enough street parking in Alexander St and frequent complaints and accidents occur for that reason. In the development application there is not enough spaces for car parking allocated. Boarding houses will attract many visitors and hence visitor parking must be provided within the property.
4. It appears that the existing building setback for the new dwelling to the neighbouring 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 to the boundary as a minimum. This should be maintained all along the fence line to any neighbouring property. This space is required to maintain the green area between the two dwellings and the existing flora and fauna habitat (see below) and serves as a fire separation.
5. Height plan:
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
6. The roof and top floor extension of the existing house and possibly of the new dwelling on lot 8 will block my view to the ocean. Currently I can see the ocean from my balcony. 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 and a new dwelling on lot 8 with not clearly defined height will cover my view to the ocean completely.
7. Shadow diagrams:
For 9 - 3 pm the development overshadows its own private open space area with the development. Trees and plants will have difficult growing in this space however a large proportional of the landscape area is included in this area.
8. There is currently a level difference between my property and no 18. My property is lower than no 18 and some of the no 18 property rain run-off flows towards my property. The flood report attached to this development application clearly indicates my property as the lowest part. As there is substantial green area (planted trees and bush) between the properties, the drainage from the lot 8 and 9 property to my property only causes a problem in very heavy rain. My driveway does get flooded in heavy rain consistently 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. This change of condition has not been addressed in the flood report. The flood report does not show increased level of flooding on my property due

to a) loss of green area and b) decreasing and narrowing the flood path in high flood events. I request that the flood report addresses the existing limited drain capacity of my property and enforces provisions which doesn't worsen the flooding effect on my property.

9. The statement of environmental effects is silent on the percentage of landscaped area. This should be provided to ensure it complies to the council's current rules for this area. The environment statement also does not consider my property nor the property of 22 Alexander St in the characteristics of the neighbourhood.

10. 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. I have seen owls sitting and nesting on the trees of lot 8 and 9, as well as visits of the endangered bandicoot. A dramatic change of the flora and fauna habitat will impact on the sustainability of the existing fauna life in this area. The arborist report indicates to protect and retain some of the mayor trees. It is however not clear how this can be done with such a proposed development. Details of this protection and retaining measures must be addresses in this application. Furthermore, all trees for removal should be indicated in the application.