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15/02/2022

MR Glen Connell
Kalang RD
Elanora Heights NSW 2101

RE: DA2021/1426 - 51 Kalang Road ELANORA HEIGHTS NSW 2101

The disregard for trees and height limits is very concerning.

Trees

The advisory panel made the following recommendations:

1. Investigate whether the north western most tree 'T02' (there are 3 T02a) could be retained if the basement were replanned.
2. T01 to be retained and protected
3. 1 new mature Angophora to be planted

The results were:

T02 has failed to be retained.

Encroachment into T01's TPZ is greater than 10%.

No Angophora has been proposed.

Only immature 25 & 45L trees of other species. (The replacement Angophora should be 400L if it has any chance of maintaining the character of the street.)

Increased Height

The amended plans are now showing the building even higher than what was originally submitted!

This is unacceptable.

The building should be compliant with the 11m & 8.5m max. height controls that were given to the site for a reason.

The amended proposal is shown to be 2.12m higher than the neighbouring building!

With the footprint already so large that even a compromise to keep T02 can't be made; smarter design or reduction/deletion of the 2nd floor should be required to find a way to comply with the controls.