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**Sent:** 3/04/2020 10:13:02 PM  
**Subject:** Online Submission

03/04/2020

MR Paul Hutton  
19 Alexander ST  
Collaroy NSW 2097  
paul@hutton.net.au

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

I'm writing to object to the DA 2020/0261 at 18 Alexander.

Whilst I understand that the cost to develop a property can vary significantly depending on a variety of factors, I can not understand how 12 units over 3 stories can be constructed for \$975,000. I feel this is an unrealistic estimate that would greatly reduce the s94 contribution payable compared to the actual build cost of this development.

S94 contributions are to provide increased amenities in the local area following development. Understating these contributions will compound the negative impacts on the local community from the gross over development of this site.

Regards,

Paul