
Sent: 11/04/2019 10:42:22 AM
Subject: Online Submission

11/04/2019

MRS Karen Rolls
30 Alexander ST
Collaroy NSW 2097
krolls@bigpond.net.au

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

Hi, I would like to submit comments in regards to a DA submitted for 18 Alexander St, Collaroy.

1. I believe that the proposed development is bulky and oversized for the local area and my concern is that it would set a precedent for other similar developments in the local area.
2. One of the Lots is smaller than the allowable area size to have both a primary and secondary dwelling. This is a concern and will set a precedent to allow secondary dwellings on smaller blocks in the local area
3. There is a breach of building height for the new primary dwelling that would set a precedent in the local area where views of the coast are of great value
4. There is a breach of new dwelling envelope encroachment that would set a precedent for other developments to build closer to boundary lines
5. There is a substantial reduction in open landscape and removal of some large mature trees that provide habitat for local flora and fauna.
6. The current off street parking that is available on the property will be removed and there is no parking provision for the 2 proposed granny flats which could potentially put up to an extra 2-4 cars parked on the already congested Alexander St.
7. The local area is predominately single dwelling housing and this development is not compatible to the local residential area.