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To: DA Submission Mailbox
Subject: Online Submission

05/11/2021

MR Andreas Lehr
20 Alexander ST
Collaroy NSW 2097

RE: DA2021/1766 - 18 Alexander Street COLLAROY NSW 2097

1. Section of unit 5 block shows roof line protruding allowable height limits. Can unit 5 Including unit 3 and 4 being dropped to avoid violation? There is enough empty space below unit 3 and 4 to drop the floor levels closer above the proposed garage.
2. It is not clear if solar panels are integrated into the roof line or will raise above roof line. I object them being raised above roof line.
3. Elevator shaft rises above roof and above the height restrictions. This is objected. There are elevator types which do not need to have drive gear sit above but below the elevators. hence remove the above extrusion and set below in empty space.
4. I disagree with the flood study. The results are not correct. Study shows no water in front of my house at the 1% probability level and only 200 mm at PMF. The front of my house floods regularly minimum twice a year that I cannot walk out of the driveway (minimum depth 300 mm). Drainage plans of new development do not show how to prevent run off from adjacent property to my property which is laying lower.
5. Landscape plans do not show clearly where native trees are established rather than shrubs. The developer promised a large amount of trees to be established which is not visible in the landscape plans.