
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

21/08/2023

MRS Anita Gibbs
5 Eastbank AVE
Collaroy NSW 2097
[REDACTED]

RE: Mod2023/0416 - 4 Alexander Street COLLAROY NSW 2097

Dear Mr. Prosser

Re: DA 2023/0416 4 Alexander Street Collaroy NSW 2097

Thank you for sending the notification of modified plans for 4 Alexander St Collaroy. Our property, 5 Eastbank Ave Collaroy, is one of the adjoining properties to the rear/southern side of 4 Alexander St.

Our concerns with the proposed development relate to non-compliance with built form controls and impacts on our amenity specifically loss of privacy, noise, and loss of sunlight:

1. Privacy -Rear Bound Fence Height inadequate (page 11 of 22 of modification plans)

The existing ground level of 4 Alexander St falls away from the rear of our property; however, the proposed development will raise the level at the rear of 4 Alexander St from approximately RL6.00 (existing level) to RL 7.73 on the rear terraces and living areas of units 1.02 and 1.03. This means anyone standing on the terrace/in the living area would have eye level at approximately RL9.33 which is over 0.6m above the proposed fence separating our property from the development, allowing overlooking.

To alleviate this loss of privacy we request that the fence on our rear boundary be increased to RL9.51 - which is what is proposed for the boundary 4 Alexander shares with number 7 Eastbank Avenue.

2. Privacy - Landscaping changes appear inadequate (page 19 of 22 of modification plans, and page 2 of 5 proposed landscaping plans)

The proposal has changed the landscaping at the rear of 4 Alexander Street and the proposal now has replaced trees on the rear boundary of the stamped plans for DA 2021/1805 with grass, and with plants along the pool that are referenced as "SSN" but that are not listed in the legend provided. Landscaping of the right height could assist with privacy, but our experience with the apartments already constructed to the eastern portion of our rear boundary is that landscaping designed to provide privacy may never grow to a level that actually provides privacy screening, and other measures also need to be in place.

3. Noise concerns - addition of swimming pools to rear

We are concerned about noise from the privacy pools. The raised ground level and building height, fence height and landscaping are unlikely to be adequate to buffer any noise from the pools.

4. Loss of sunlight and privacy - increase in Building Height (Pages 1 and 13 of 22 of modification plans)

The proposed amendments do not comply with the built form controls for the R2 zoning of this location - and increase the roof level by 0.55m with the building height breaching the 8m control by as much as 1.79m in the north-eastern corner, and ceiling heights have been increased from 8m to 9.8m.

Given that the Statement of Environmental Effects submitted to support to modification is almost entirely directed at convincing Council that the height exceedance should be approved, it is evident that even the applicant believes that such an exceedance is unreasonable. The floor-to-floor height as approved by Council is compliant with both the ADG and the BCA and we implore Council to reject the proposed creep in height. We understand that apartments for senior housing do not represent complying development for this zone. We request that Council ensure that proposed development complies with setbacks and built form controls required under the zoning for this location.

Kind regards
Anita Gibbs