
From: [REDACTED]
Sent: 23/08/2023 7:10:39 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Development Assessment LEC2023/238892 (Mod2023/0416)

Attention: Thomas Prosser

RE: DA2021/1805- 4 Alexander St Collaroy.

The above property adjoins our property (7 Eastbank Ave) at the rear (south side) boundary. In my first submission letter to Mr Mitchell and dated 9/11/2021, I requested completion of a Dilapidation Survey. An inspector from Waratah Property Inspections named [REDACTED] entered our property, took photos of the site, inside and out. The document he left stated that we would receive a copy of the report with photographs, an assessment and findings made by the surveyor. We still have not heard back from this company and have not received our report despite making phone calls and being referred onto another company called "Neoscape". I would appreciate it if you can talk to the builder (East Coast Property Development P/L) and have our copy of the Dilapidation Report sent to 7 Eastbank Ave Collaroy, so that we have physical evidence if we need to complain about any damage.

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.

The building height increase would impede on our privacy, as people standing in their terraces on level 1.02 and 1.03 will have direct eye view into our main living space on first floor and bedroom/bathroom on second floor. We oppose the addition of the two pools at rear of property as they would add to increase in noise level, loss of privacy as the ground level has been increased in the modifications and don't think the fence would provide adequate screening for privacy.

At the moment, we enjoy fresh sea air, abundant sunlight from 11:00am until approximately 4:00pm. Due to the scale and bulk of the building, this will be reduced for us.

We request that Council ensure that proposed development complies with setbacks and built form controls required under the zoning for this location.

We request that Council will investigate how major storm events will impact our property, (7 Eastbank Ave) as ponding occurs on our property during these times and how the water will drain away from our property. At the moment, the land slopes in a downward gradient towards Alexander St, flood water eventually drains away, but with increase in ground height of 4 Alexander St, will flood water drain away from our property?

We propose Council will investigate plans, ensuring its development is in keeping with the R2 zone, low density for a residential environment.

Regards
Michael and Antonina
De Candia
7 Eastbank Ave Collaroy.
[REDACTED]