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To: DA Submission Mailbox
Subject: Online Submission

22/08/2023

MR Terence Donoghue
18 Eastbank AVE
NSW 2097

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

I would like to express my strong objection to the proposed over-height development in our community. The most recent Application (Mod2023/0416) would potentially increase the building height from 8.5m - 9.8m.

While I understand the need for urban development and growth, it is essential that such development aligns with the character and aesthetic of the existing neighborhood. The proposed over-height development has the potential to adversely affect the overall ambiance, light, and privacy of the surrounding properties, and this is a matter of great concern to me and many other residents.

I would like to highlight a few key reasons for my objection:

Impact on Visual Aesthetics: The proposed development significantly exceeds the height of the neighboring structures. This departure from the current skyline will disrupt the visual harmony of our community and diminish its unique character.

Sunlight: The increased height of the development would cast shadows over nearby properties, reducing the amount of natural sunlight and impact the quality of life for residents.

Privacy: The additional height would compromise the privacy of neighboring properties and those within the proposed development itself.

Infrastructure Strain: An over-height development might exert additional strain on the local infrastructure, such as water, sewage, and transportation systems. It's important that any new construction takes into consideration the capacity of these systems to adequately support the increased demand.

Precedent Setting: Approval of this over-height development could set a precedent for similar proposals in the future. This could potentially lead to a domino effect of transforming our community's character in a way that is not in line with the preferences of the residents.

I kindly request that the relevant authorities consider these concerns when reviewing the development application. I urge you to carefully assess the potential impacts on the neighborhood's aesthetics, sunlight, privacy, and infrastructure before making a decision.

Furthermore, I would appreciate the opportunity to participate in any community consultations

or meetings related to this application. It is crucial that the voices of the residents who will be directly affected by this development are heard and taken into account.

Thank you for your time and consideration of my objections. I believe that by working together, we can achieve a balanced and harmonious approach to development that preserves the integrity of our community.