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

30/10/2021

MR Marc Sier
5 / 1 Eastbank AVE
Collaroy NSW 2097
[REDACTED]

RE: DA2021/1805 - 4 Alexander Street COLLAROY NSW 2097

I am writing to object to DA2021/1805 at 4 Alexander Street, Collaroy.

The development is not in line with the current zoning of R2 Low Density, setting a dangerous precedent for more high density developments not in keeping with the current landscape. The 3 storey plus lift and air conditioners on top is of too great a scale visually dominating the block.

Our 1st floor leafy, distant westerly outlook would be entirely replaced with cheap Colourbond walls - a wood or masonry facade in a natural colour would be more fitting.

Our direct sunlight will be severely diminished as we don't get direct sunlight into our apartment living space, due to overhanging balcony ceiling and privacy screening until 3pm in mid June with the sun setting at 4pm over Collaroy Plateau. This gives us 1 hour of sunlight in mid June.

The thermal mass heat onto our West facing walls of our apartment block from direct sunlight will be greatly diminished which will require extra energy use to heat our apartments in winter.

The shadow diagram does not reflect the issues relating to our West facing apartment block. The height and length of the proposed building would block a substantial amount of sunlight on ground and 1st floors. To counter these problems a Eastern boundary setback of 5 metres and a stepback of each floor on the Eastern facade on each level would allow more light.

The tree plantings on the Eastern boundary are Blueberry Ash which grow to 10 metres which would further restrict sunlight so are not suitable unless regular pruning takes place.

Alexander Street is a dangerous, busy street with parking and pedestrian issues at the corner of Pittwater Road. There appears to be no provision for visitor parking in the complex putting more pressure on street parking in the area. We purchased our apartment based on the fact that we overlook a block zoned low density ensuring we keep outlook and sunlight that should not be lost.

We hope that Collaroy will remain a village not overrun by even more development.

Regards,
Marc Sier

