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Subject: Online Submission

19/01/2021

MS Jackie Archer
7 Alexander ST
Collaroy NSW 2097
jackiearcher24@gmail.com

RE: DA2020/1453 - 4 Collaroy Street COLLAROY NSW 2097

18th January 2021

Miguel Ranzetta & Jackie Archer
7 Alexander St
COLLARROY NSW 2097

Submission for DA2020/1453 - 1 Alexander St and 4 Collaroy St, Collaroy NSW 2097

We support this proposed development as we believe it will improve the area and benefit the residents of Collaroy.

However, we have concerns regarding several issues on the Western façade of the building, which overlooks our house at no. 7 Alexander St.

- Our concern is mainly about privacy and noise from the windows and balconies. We propose to have fixed, permanent screens on all windows and privacy walls on all balconies.

o We have concerns about privacy from the balconies which extend from the living and dining areas on all levels, i.e. the Terraces show a wall but no screening which will lead to privacy and noise issues (eg. 07 TERRACE).

We propose to have these balconies filled up to the ceiling with a privacy medium such as Glass Bricks, which would provide sound-proofing and visual privacy.

o Privacy screens are shown on 2 of the windows on levels 1 & 2, however the rest of the windows towards Collaroy St don't have any screens.

o We propose to have frosted glass on all bathroom windows as well as fixed, permanent privacy screens for the benefit of both parties.

o Regarding Terrace 34 (top floor), we propose to have the balcony with a minimum wall height of 1.5m (as highlighted below) to minimise noise and provide privacy from the dining and living room (this wall could be glass bricks).

- We are also concerned about the height of the property on the western side which overshadows our house. We already have minimal sunlight with the existing building height. Any increase on this will decrease the amount of sunlight we receive. Therefore we would like the building to comply with the height restriction rules.

Thank you
Yours sincerely
Jackie Archer & Miguel Ranzetta