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

09/11/2021

MS Angela Brown  
14 / 1 EASTBANK AVE  
COLLARROY BEACH NSW 2097

**RE: DA2021/1805 - 4 Alexander Street COLLARROY NSW 2097**

I am the owner and occupier of an apartment at the rear of 1 Eastbank Avenue, Collaroy (also known as 1085-1087 Pittwater Road). My apartment looks East, directly over 4 Alexander Street.

Although I do not currently object to the principle of a high-quality, low, small-scale seniors development being built at 4 Alexander Street (at least one which is in keeping with the character of Collaroy and its community) with regard to DA 2021/1805 I have the following concerns:

Height of development & its effects on light and solar access for neighbouring properties

The main source of natural light and warmth into my apartment is from the West, the small remainder coming from WNW and WSW. I have no windows or glass doors facing in any other direction, and no skylights. Most of the other apartments in my block also rely heavily on natural light and warmth from that direction at least for their living quarters and balconies, ie areas used during the daytime. The current/previous structures to the west at 4 Alexander Street, being single-storey, have not impacted my levels of light and warmth but the buildings proposed in DA2021/1805 are much higher and I believe could do so.

I note that in the Statement of Environmental Effects (p. 9), it says that (my) 3-storey building with basement carpark on the eastern boundary is a 4-storey shop-top. Under the same criteria, the DA for Alexander Street is a for 3-storey building, not 2-storey as indicated on p. 11.

The ceiling height for the top-floor apartment is given as 8 metres. It is hard to believe that what comes above the ceiling, including roof cavity, insulation and the roof itself, will only be half a metre in order to not exceed the height regulations of 8.5m. Plus the plans and drawings show the lift-shaft and acoustic screening protruding well above the roof-line, adding even more height.

The height in relation to neighbouring properties can vary, eg if an 8m-high building is built on land which is 1m higher than the land next door, then it is the 9m height which matters when it comes to light, privacy, amenity and view. The developer has indicated that the land on the lot slopes down from the rear boundary to the front boundary at Alexander Street and that this would allow for the development's parking level to be partially excavated into the ground at the

rear of the building, which seems like a good idea. However, with the land being higher towards the back of the lot (where the parking will be), this raises concerns of how much the height of the land and the building together would actually block light and warmth to neighbouring properties on the eastern boundary.

Due to the lack of clarity about height, I request that height poles be erected on the land to clearly show the actual proposed height at the rear, middle and front of the building, including the lift over-run and acoustic screens.

#### Privacy, Views and Trees

All my above concerns relate also to privacy, as well as to loss of amenity with regard to views. I purchased my property largely due to its pleasant green and open outlook to the West and NW, as well as neighbours not being able to look in to my apartment, and because of the planning regulations for 4 Alexander Street which I overlook, ie a maximum height of only two storeys.

Some privacy has been afforded until now by the large Phoenix Palm tree close to the eastern boundary of 4 Alexander Street and which would also give immediate privacy to those living in any proposed new development there if it remains. This tree is a source of food and shelter for many birds from the area as well. It is a valuable asset and should be kept.

I note from the Arboricultural Impact Assessment that this Palm tree is in good health, of Medium Significance and Medium Life Expectancy which places it in the High Priority for Retention category.

#### Demolition

I note the Environmental Health Referral Response - Contaminated Lands - which appears to indicate that asbestos would need be removed from the site. I strongly request that as neighbours we would be given timely notice of exactly when this removal would take place. Given the possibility of asbestos fibres entering in the air even with the most careful of procedures, for health reasons it makes sense for to ensure all neighbouring windows and doors are firmly shut during the removal.

Thank you.