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

04/11/2021

MRS Anita Gibbs
5 Eastbank AVE
COLLARROY NSW 2097
[REDACTED]

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

Dear Mr. Mitchell

Re: DA 2021/1805 Lot A DP 379308 4 Alexander Street Collaroy NSW 2097

Thank you for your notification dated 22 October 2021. Please find our submission.

Our property, 5 Eastbank Ave Collaroy is one of the adjoining properties to the rear of 4 Alexander St - half of our rear boundary adjoins 4 Alexander St.

I understand that apartments for senior housing does not represent complying development for this zone. Provided the development complies with the setbacks and built form controls required under the R2 zoning for this location we have no issues with the proposal for senior housing. However, if Council approves this kind of non-complying development, we note that this will set a precedent for future similar developments in the immediate vicinity.

We do have some concerns in relation to the actual building height, protection of our property from damage, the preservation of our trees, impacts on our amenity - particularly privacy and noise - and the appropriateness of the proposed removal and planting of landscaping for 4 Alexander St as set out below:

1. Height control:

It is unclear whether the height of the building is within the maximum height limit under R2 of 8.5m e.g., the Master Set of Plans page 1 state height to Ceiling is 8m. I could not find a definition for Ceiling and there are elements of the design that appear to exceed the height limit of 8.5m under the R2 zoning that applies to this address.

2. Protection from damage:

As excavation will be required for the detention tank located 1.5m from our boundary, and the basement carpark located 4.6m from our boundary, we request Council ensure our house is protected from damage including:

- ensuring the recommendations in the Geotechnical Investigation Report dated 23 September 2021 are met, i.e. a structural engineer certificate confirming the structural adequacy of our property to withstand demolition, excavation, and construction; and the completion of a Dilapidation Survey - with a Council condition that impacted owners are required to confirm to Council that any damage has been rectified or compensated for to our satisfaction prior to the

Council granting the occupation certificate

- Protection and preservation of our trees and garden - we have several tall trees that were planted to improve our privacy and outlook and request the protection of these trees are noted as a condition of approval

3. Loss of amenity - noise, privacy, security

- Air conditioning units on roof - we have concerns with any noise impacts from the air conditioning units on the roof.
- Adjoining fence 1.8m: we request Council ensures that:
 - o Throughout demolition, excavation and development adequate fencing be maintained to ensure the ongoing safety of our pets and security of our property
 - o a 2m fence consistent with the adjoining fence we share with 1085-1087 Pittwater Road Collaroy at the other half of our rear boundary, to maintain our privacy, security and serve as some noise barrier
 - o that the fence height commences on the highest side of the existing ground level of our adjoining land (as the land slopes downward towards Alexander St)
 - o Fence is applicants cost

4. Proposed landscaping - our concerns with the landscaping include:

- o whether the proposed landscaping will be sufficient to address loss of privacy. Specifically, whether the proposed tree heights of 8m will be achievable for trees planted at our rear boundary where the detention tank is planned as there will only be 1.5m of soil. If the 1.5m of soil is insufficient, then I request that privacy impacts be adequately considered and addressed.

- o Preservation of existing mature trees on the eastern boundary of 4 Alexander St - as noted on the Aboricultural impact assessment dated 31 August 2021, there are 3 beautiful, well established, healthy trees approximately 8-16 m tall which are decades old - one is a 12m Phoenix palm, one an 8 m Eucalyptus tree and the third a 16m Silky Oak native tree. These trees support an abundance of native birds with food and nesting opportunities including lorikeets, kookaburras, currawongs, speckled native doves, and improve the aspect, breaking up the building line of the surrounding medium density buildings. To proceed with the proposed development plans - the report notes that these trees will need to be removed. We request any proposed development be redesigned to take into account the preservation of these trees.

Kind regards
Anita Gibbs