
Sent: 8/04/2020 11:49:56 AM

Subject: Objection to Development Application DA2020/0261 & DA2020/0205

RE: Objection to Development Application DA2020/0261 & DA2020/0205 - proposal to build two boarding houses on Lot 8 & Lot 9 DP 6984 18 Alexander Street COLLAROY.

We strongly object to the DA submission for two boarding house developments at 18 Alexander Street Collaroy, totalling 22 dwellings. As a Collaroy local I feel this development is not in character with our community and goes against the R2 low density residential zoning of Alexander Street. I am also extremely concerned that this development will worsen the traffic congestion and dangerous driving conditions and erratic driver behaviour already experienced on this extremely busy street.

Our concerns are as follows:

1) There is already too much traffic and insufficient parking on Alexander street which results in dangerous driving conditions and erratic driver behaviour. A multi residential dwelling will worsen the situation.

Traffic and car parking on Alexander Street is already extremely problematic and would be worsened by this proposed development. The street is narrow and two-way traffic cannot flow at its base, in particular outside number 18. Cars are parked on both sides of the street allowing room for single lane traffic only. I use Alexander Street as a thoroughfare between Collaroy Plateau and Pittwater Road daily and frequently I am faced with traffic congestion, road rage, dangerous driving and erratic driving behaviour and foul language. I have also witnessed several vehicle accidents on Alexander Street, largely caused due to the overburden of traffic, poor access and lack of parking. The proposed boarding house development, bringing with it an increase in vehicles and local traffic, will worsen this situation.

2) Waste Management is a major concern as the additional waste bins required for such a surge in resident numbers will mean garbage trucks take even longer to service this street. Already on Alexander Street on waste collection days (Fridays) traffic is at a standstill for up to 15 minutes as the street is too narrow for vehicles to safely pass the garbage trucks. An increase in residents and subsequently waste removal will worsen this situation.

3) The development plans are misleading. They have been submitted separately and do not show the sheer scale of the combined dwellings which is not in keeping with the Collaroy Beach area. The plans also misrepresent neighbouring homes to be multi-storey dwellings when in fact they are single storey dwellings with garages underneath.

4) The proposed design of the boarding houses is not in keeping with the surrounding R2 low density residential area or the intent of the councils controls to limit bulk and scale. The proposed development is bulky, oversized, unattractive and not in keeping with the existing streetscape. The bulk and scale of each "individual" proposal is excessive and is not in keeping with the neighbourhood of medium sized houses with appropriately landscaped gardens. The fact that there are two boarding houses proposed side by side is an even greater insult on the amenity of the area.

5) The proposed development does not have adequate landscaped open space and bushland. The applicants propose only 21% and 23% of green space on each lot when R2 zones require a minimum of 40% on each lot of landscaped open space and bushland.

6) The development would impact on the already limited storm water flows down one of the steepest hills in Sydney. During heavy rain the bottom of Alexander Street often floods. The developments could block the overland flow pathway of this watercourse and water coming from the back of the property and result in further flooding.

This development application appears to be submitted in complete disregard for our beautiful, natural environment and the safety and the lifestyle of our local people. Please, protect our beautiful suburb and prohibit this greedy, selfish development proposal.

Regards
Ross & Lisa McSwiney
19 Hendy Avenue
Collaroy, NSW 2097