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Subject: Online Submission

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

TO
Planning Officer
Lashta Haidari

RE: DA2020/1453

I would like to make the following submission to outline my concerns with regards to the proposed development at 4 Collaroy St and 1 Alexander St Collaroy and in particular the proposed height, potential noise from the rooftop, loss of greenery streetscape, and the impact of garbage waste collection for residential bins in Alexander Street.

I live in Alexander Street to the west of the proposed development on the southern side. Our current views from our living room, dining room, and veranda are looking over rooftops and trees towards the ocean and can clearly see the facade of the heritage listed Arlington Building on Pittwater Road.

There are a few concerns that I believe will have an impact on myself and other neighbouring properties and these are outlined below.

1. Proposed Height - The proposed height of the development is excessive, and I believe it will be far higher than the current surrounding 4 storey developments that are mentioned in the DA proposal. The DA mentions that the development is 5 storeys and exceeds the height limit by 3m, 5m, and 7m, with heights of the building reaching up to 17m. The proposed height will obstruct views to the ocean and the Heritage listed Arlington building from properties in Alexander St.

There are also 3 storey mixed use developments on Pittwater Rd between Alexander St and Eastbank Avenue that are comparable to the proposed development that are in keeping with the surrounding area and not mentioned in the DA proposal as comparables.

In front of the development on Pittwater Rd there are shop top housing properties that are only 2 storeys and the proposed development will tower over these buildings. This will have a visual impact of a very large development if looking towards the proposed development from the park opposite on the beach side.

2. Potential noise from Rooftop Areas - I am concerned that the open roof top communal areas will create noise from gatherings and cause similar noise issues that have been mentioned in the proposed development application as an existing issue from the current Backpackers Accommodation. To add a rooftop communal area will create noise issues and make the height

issue to be even more pronounced

3. Loss of greenery and Native Trees Streetscape - In the proposed DA there are a number of trees being removed that currently line the Alexander St side of the property including the *Banksia integrifolia* - Coastal Banksia (Tree 4) and the *Livistona australis* - Cabbage Tree Palm (Tree 5).

My concern is that the loss of these native trees will detract from the greenery of the streetscape at the bottom of Alexander St and reduce natural habitat for the abundance of birds in the area. A suggestion as a favourable outcome and enhancement of the proposed development could be for plantings of more native vegetation including small trees and shrubs along Alexander St and also on the inside areas of the development rather than palm trees that serve no purpose for native flora and fauna.

4. Residential Garbage Collection on Alexander Street - My concern is that the waste collection for the residential bins on Alexander Street will result in completely blocking traffic on bin days for access up and down Alexander St. The street is very narrow and a garbage truck will block access up and down the street while emptying bins.

5. The ground level community spaces do not seem to be useable or unlikely to be of long term benefit even though the concept to do this should be supported. The connection through from Collaroy St to the laneway will be secured to prevent this access. The space is isolated and not activated. Perhaps its better to activate the laneway properly allowing the retail to trade around the corner and improving the surface treatments. This could be part of the community space with a greater setback at ground and a reduced extent of balconies above to get sun into the retail courtyard (a situation which occurs now and one of the reasons why the Chillax café is so successful - a respite from the cafes on Pittwater road).