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02/04/2020

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RE: DA2020/0261 - 18 Alexander Street COLLAROY NSW 2097

Further to my previous submission, please note the following:

1. In February 2019 the ARHSEPP was amended so boarding houses are limited to 12 boarding rooms per site within the R2 Low Density Residential zone to better reflect the scale and built form of the surrounding area.

The planning application is for a boarding house of minimum 22 bedroom plus 2 manager rooms. Both applications DA 2020/0205 and DA 2020/0261 must be seen together to follow the intention of the new rules. Currently the area covered by both DAs contains one single dwelling with a granny flat.

2. The estimated cost of the development of \$ 1,680,000 for the DA 2020/0205 and 2020/0261 combined represents \$ 70,000 per unit. This looks like a very cheap construction solution considering that this would include bathroom facilities for each unit, car space and other common areas. The area and particular the houses along Alexander st are not cheap houses and any development must fit into this higher standard living environment.