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MR DAVID GERBER  
29 / 7-11 Collaroy ST  
COLLARROY NSW 2097  
davidgerber999@gmail.com.au

**RE: DA2020/1453 - 4 Collaroy Street COLLARROY NSW 2097**

I am fully in support for a redevelopment of the property subject to the DA2020/1453, however, the proposal in the aforementioned Development Application should not be approved by council for the following reasons.

1. It does not comply with the LEP height development standard nor does it comply with the DCP number of storeys control which apply to the properties.

2. Parking in Collaroy and Alexander Streets is at a premium 24 hours per day. The proposed development will only exacerbate the parking problems with many more cars brought into the two streets. This parking problem will also increase when the commercial premises at 1121 Pittwater Road are brought into use and if or when the proposed development at 1129-1131 Pittwater Road proceeds. The premises at 1121 Pittwater Road presently have a development application for use as a veterinary hospital, which in itself will increase the demand for parking in Collaroy Street.

3. The limited visitor parking (8 car spaces designated visitor parking) to be provided by the proposed development will have very little effect, if any, on the parking problems. The developer states in a circular sent out to local Collaroy residents that "we are providing dedicated on-site retail parking for the new shops. This removes cars off Collaroy and Alexander Streets, a massive win for residents" On the submitted plans there are only 7 parking spaces designated as retail.. The "massive win" for residents will in fact not happen as the plans for the car park show a security grill at the entrance off Collaroy Street that will most likely prevent any public access to the so called on-site retail parking or visitor parking.

4. Vehicles coming down Alexander Street cannot turn right into Pittwater Road so they turn left into Pittwater Road, then turn left into Collaroy Street and do u-turns to then turn right into Pittwater Road at the lights on Collaroy Street. Many of these u-turns are done illegally over double lines in Collaroy Street. Where they do not do a u-turn over the double lines they use every driveway on the northern side of Collaroy Street to drive into in order to go back down Collaroy Street to Pittwater Road thereby creating many traffic problems in executing the u-turns. With the increased traffic in Collaroy Street with the proposed development these problems will be exacerbated.

It is interesting to note that of the 92 submissions made up to December 13th to the DA only 32 have come from Collaroy residents and submissions have come from areas far away such as Paddington and Coffs Harbour!

Many of the submissions make the same or very similar comments, which to me indicates that, the people making the submissions have been tutored in what to say!

One could ask how so many people who do not live in Collaroy became aware of or heard

about the development application!

Some of the positive submissions even state that the person making the submission is either a personal friend or professional colleague of the developer. These connections seem to be completely irrelevant to the proposed development!

Some of the repetitive claims made in the above submissions include

- "It will be a low rise development" - this will not be the case as the proposal is far in excess of the present height restrictions and higher than any other of the recent close local developments

- "It is a stepped and set back design" - this comment would not have been made if the plans had been studied.

- "It will improve the shops on Pittwater Road in Collaroy" - it is doubtful that the development will have any impact on those shops and this suggestion has not been expanded in the proposal.

- "give Collaroy more of a village vibe" - this is unlikely to occur due to the level of traffic on Pittwater Road and the proposed redevelopment will have very little or no impact on the existing main shopping strip and retail area, unlike for example Avalon, Mona Vale, Newport, the area near Dee Why beach and Fairlight which do not have such a major road in the middle of their "village" area .

- "proposed by a successful local developer who clearly has a vested interest in improving Collaroy" - the proposed development would appear to be aimed at maximizing the number of units that can be built on the site by exceeding the limits established by the relevant LEP and DCP.

- "Collaroy has been left behind Dee Why in terms of getting new modern units built" - I am sure all residents in Collaroy would not want blocks of high-rise units as have been built in Dee Why

- "I see this development as a catalyst for further development to overhaul the remaining "old Collaroy"" - as per the Warringah Land Zoning Map, once this property has been developed there are only a very few other properties that can be re-developed in Collaroy.

- "It will improve the walkability of the precinct and make the streets safer and more livable for the locals and residents" - on the contrary the proposed development will only increase vehicle traffic and the requirements for parking in Alexander and Collaroy Streets and as a result reduce the safety for residents and visitors.

- "No other development in Collaroy provides dedicated on-site customer parking for its retail/commercial. This would be a first" - this statement is factually incorrect. Publicly accessible on-site customer parking is provided under the apartment block at 5 Collaroy Street.

- "a walk through between Collaroy and Alexander Streets" - a detailed review of the plans seems to indicate that the so-called walkthrough is a communal area for the development which is closed off to the public by security gates at both ends!

For all of the above reasons, and, as a resident in Collaroy Street overlooking the proposed site I contend that the Development Application as lodged should be rejected by council.

David Gerber