
Sent: 30/08/2020 12:05:54 PM

Subject: DA2020/0205 - Submission 18 Alexander St, Collaroy - NBLPP Meeting

Dear Carly,

Objection to Proposal to Build 2 Boarding Houses on Lot 8 & Lot 9 – 18 Alexander St, Collaroy

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I would like to resubmit my concerns regarding the boarding house development as per the points below and fully support the council's assessment report.

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1. 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.
2. Parking and traffic flow are already an issue in this street. With potentially 45 more people living in the two boarding houses, the parking allocation is less than adequate. The street is narrow (particularly in front of No 18) and there are issues with traffic congestion, accidents and verbal abuse as drivers fail to navigate safely. The accidents both minor and major are due to increased traffic, poor access and lack of parking. This will inevitably worsen further up and down the street with an increase in boarding house residents, visitors and associated cars or motorbikes. The history of accidents is extensive including a major truck accident last year which resulted in many parked cars and houses being damaged. It was extremely lucky in this case, a pedestrian was not injured or killed. More cars and motorbikes reversing, turning into driveways, accelerating and sounding their horns will increase the pressure already experienced.
3. The traffic congestion also increases with flooding both in the street and when the Narrabeen Parkway and The Esplanade (Narrabeen) close. Traffic is redirected to Alexander St causing more chaos and accidents.
4. Waste Management is another concern with additional bins and space being taken on the footpath and roadway on collection days. The garbage trucks will add further congestion, noise and danger for motorists and pedestrians.
5. The landscape area proposed on both Lot 8 and Lot 9 (21% and 23.5%) is not compliant with the 40% requirement for greenspace. It will have an impact on the available natural habitat and amenity of the area and decrease privacy for neighbours.
6. Side Boundaries are also not compliant which impacts on neighbouring properties and sets a precedent for future development if approved.
7. I refer to the plans submitted and note that several nearby properties have been represented as 2 and 3 storey dwellings which is not the case. They are single storey dwellings with a garage underneath. I would suggest the plans are misleading.
8. The development plans are also misleading as they have been submitted separately and do not show the sheer scale of the combined dwellings.
9. The disabled parking and accessibility to the property and common areas is inadequate.
10. The proposed developments at Lot 8 and 9, 18 Alexander St are not in the best interests of the community residing in the street or the community at large, especially with Alexander St being a major thorough fare from the Collaroy Beach and Pittwater Rd to Collaroy Plateau.
11. I would suggest these two development proposals are not in the best interest of the community

living here or those who seek affordable housing.

Regards,

Sue Barry

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