
Sent: 31/08/2020 12:07:04 PM
Subject: NBLPP DA2020 0205 18 Alexander St Submission Against
Attachments: NBLPPSubmission DA2020 0205.pdf;

Hi Carly,

Attached please find a copy of the submission to address the panel for the meeting on 2/9/2020. I am against the DA application.

I would like to speak at the meeting but if you think that my document will be adequate instead of speaking please let me know.

Regards,

Karen Rolls
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TO: Carly Sawyer

FROM: Karen Rolls – 30 Alexander Street, Collaroy

RE: DA 2020/0205 – 18 Alexander Street, Collaroy

Written Submission Against DA 2020/0205

I acknowledge that I hold similar views and concerns to Niall Johnson of 11 Alexander Street who is representing several residents in the street that are against the DA, and to Northern Beaches Council staff who have assessed the application.

In addition to their concerns I would like to raise the following issues that I believe will have detrimental impacts should the application be approved.

Stormwater flow and overland flow – The stormwater combined with the natural overland flow from the adjoining riparian land will be obstructed causing potential flooding because the proposal will be built on most of the available land with little to no open space or permeable area for the water to freely flow.

Currently, flooding occurs during periods of heavy rain at the adjoining property 20 Alexander St, and at times they are unable to access their house due flooding in their driveway. During these heavy downpours, the bottom of Alexander Street will also often flood due to the amount of water runoff coming from the top of the street and the drains at the bottom not being able to cope.

This is a major concern to neighbouring properties and the street at this location that could cause liability problems due to additional flooding should the development be approved without consideration of this real issue.

This needs to be addressed to ensure no additional water runoff from the proposed development will affect adjoining properties or the street.

Waste Management and Waste Collection – the proposed waste collection for a development of this scale in Alexander Street is problematic and has been recognised by Council as an issue. It has been proposed as one possible solution to place parking restrictions on Alexander Street on bin days.

However, this will only exacerbate other traffic issues such as taking away valuable free parking spaces that are used by residents, commuters who use the B1 bus service, and visitors to the beach and local shops along Pittwater Road. These potential externalised consequences would only occur because of the inappropriate over development.

Setbacks – The proposal has inadequate setbacks all around including a 0m setback at the side boundary for entry stairs at the front of the property. The proposed setback measurements all around are not in keeping with the local character of the area and do not comply.

Access and circulation to the boarding houses - The proposed single driveway is not adequate for the access of cars in and out at the same time that will cause congestion on the street, and it has limited site line vision to the street. It has been proposed that limited or no parking signs be installed outside 18 Alexander Street to alleviate these issues. However, the impact of limited parking will greatly affect the residents and the wider community who use the available free parking on the street to be able to access local amenities, and we as residents should not have to make compromises for a development that is in an inappropriate location.

Individually this development proposal is out of character with a single dwelling residential street that is at capacity and very narrow. It has inadequate setbacks, loss of green space, parking issues, waste management issues, flood issues and is of large bulk and scale.

We support the report by Council and the recommendations on many issues for refusal of the proposed boarding house development.