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**Sent:** 6/06/2020 10:34:52 PM  
**Subject:** Online Submission

06/06/2020

MR James Haslam  
33 / 1 - 5 Collaroy ST  
COLLARROY NSW 2097  
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**RE: DA2020/0431 - 1129 Pittwater Road COLLARROY NSW 2097**

I am an owner and resident at 1-5 Collaroy Street and object to the proposed boarding house development.

The existing right of way is inadequate to service such an increase in traffic as proposed by the DA for the boarding house. Further, to introduce heavy vehicles such as the proposal to allow garbage truck access to the site right through our complex is completely unreasonable. Will the developer be contributing to the cost for our strata to maintain this area with so much additional use?

The commercial occupants at the ground level of our building rely on the accessibility of their shopfronts for trade. The proposal will greatly increase congestion which will also increase the danger to customers who walk through the carpark to enter the businesses. What measures are proposed to ensure the safety of pedestrians?

In addition to the carpark congestion caused by the ground floor businesses, general vehicle visitors, pedestrians and resident vehicles entering/exiting our basement carpark, the driveway of our building is used by drivers carrying out 3 point turns after pulling into Collaroy Street from the Pittwater Road lights. Collaroy Plateau residents who travel down Alexander Street heading towards the city must first turn left onto Pittwater Road and then into our street to turn around (using our driveway to do so) and then return to the lights to head south. Numerous times each day, cars are witnessed reversing from our driveway back into the street and into the path of oncoming cars visiting and returning home to our building. The addition of so many more cars by the boarding house will present an unacceptable increased risk of an accident - involving both vehicles and pedestrians. Access to the development absolutely needs to be reviewed, with the only viable option for such extensive development of the site being via the lane way at the rear of 1127 Pittwater Road which is currently in use by addresses 1123 to 1127 Pittwater Road.

The proposal to use the right of way through our carpark during construction works will cause our building to become a work site for more than 12 months. As above, access during construction works also should be sought via the dedicated lane way at the rear of 1127 Pittwater Road - for all construction-related vehicles.

Besides the traffic and access concerns I've raised, I object to the proposal of a boarding house in general, in this location. The Collaroy backpackers is directly opposite my apartment on Collaroy Street and so to allow additional short-term accommodation immediately next to our complex also, is just too much. Every week, residents of our building are required to confront visitors of the backpackers and ask them to leave our carpark. They smoke, drink and create noise, routinely disturbing the residents in my building. With more non-permanent

residents in the immediate area, I am very concerned this problem will be exacerbated. Who are the intended occupants of this boarding house?

I request Council assess the DA with careful consideration to the above.