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**Sent:** 25/05/2020 10:11:11 AM  
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25/05/2020

MR Peter Jenkins  
20 / 1135 - 1139 Pittwater Road ST  
Collaroy NSW 2097  
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**RE: DA2020/0431 - 1129 Pittwater Road COLLAROY NSW 2097**

I oppose of this development for the following reasons.

- 1- From an outsiders review of the proposal one might come to the conclusion that the development is a set up for a backpackers. (rental is for a maximum of 3 months..)
- 2- lack of landscaping / green space
- 3- not enough parking and access hasn't been thought through carefully enough
- 4 - this development sits directly across the road from two drinking establishments and next to a bottle shops. I am seriously concerned this will create future problems including noise and offensive conduct.
- 5 - no manager on the ground floor - manager apartment on the top floor which looks like more like a penthouse apartment setup
- 6 - should not be classified as 'critical worker' or 'affordable housing' the rooms are not apartments. They don't have individual facilities including their own bathroom or kitchen
- 7- concerned for younger children within the area who's privacy & safety may be compromised by boarding house tenants