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23/03/2020

MRS Karen Rolls  
30 Alexander ST  
Collaroy NSW 2097  
krolls@bigpond.net.au

**RE: DA2020/0261 - 18 Alexander Street COLLAROY NSW 2097**

DA2020/0261 - Lot 8/18 Alexander Street Collaroy - 12 Room plus 1 Manager Room Boarding House

DA2020/0205 - Lot 9/18 Alexander Street Collaroy - 10 Room plus 1 Manager Room Boarding House

In response to the above development applications I would like to submit the following likely impacts to Alexander Street, its residents and the community should the DA be approved.

1. Impact on Street Parking - Currently street parking along Alexander St from approx. outside No. 10 to No. 22 at most times of the day and night has cars parked on both sides of the street. If a boarding house was to be developed at No. 18 there would most likely be an additional 5 to 10 cars for each boarding house resulting in an additional 10 - 20 cars parked on the street. These extra cars would take up any available street parking further up the street and would impact on available street parking for residents and the community who park in Alexander St to go to the beach, shops, restaurants, and park in the street to catch the B1 bus line in Collaroy.
2. Impact on Traffic - The street is one of the steepest in Sydney and is very narrow. There are cars parked on the street from approx. No. 10 to No. 22 most times of the day and night and as a result, traffic cannot pass in a 2-way direction. Instead, cars must pull over and wait either at the bottom or top of Alexander Street or in driveways to allow 1-way traffic to pass. If more cars are parked in the street as a result of this development it will impact on traffic congestion, safety issues, frustration, and anger for residents and drivers. This will have a detrimental effect to the use of amenities at Collaroy shops, the beach, and residents of Alexander Street.
3. Garbage/Waste Collection - On bin collection days the garbage trucks hold up traffic in the street as no cars can pass either way mostly in the stretch of road outside No. 10 to No. 22 where most of the time cars are parked on both sides of the street. If there were to be an additional 10 - 20 cars parked on the street, longer traffic delays and congestion would occur and could affect traffic flow on Pittwater road causing frustration, and anger to drivers and residents.
4. Car, Bicycle, and Motor Bike spaces - The car, bicycle and motor bike spaces look very narrow on the plans and they are inadequate for their use.
5. Disabled Car Parking - there is provision for a disabled car space, however, how do people with disability access the boarding house that is accessed only by stairs.
6. Disabled access to use the pool - How will people with disability access the pool.
7. There is an apartment block at 1161-1171 Pittwater Road, Collaroy "Bellagio by The Sea" that was approved for short term rental accommodation (minimum 3 months) a few years ago, much like the rules of short-term rental for boarding houses. However, these apartments are now advertised for holiday lettings and available for minimum 1-night stays, creating noise from holiday makers and disruption to other residents. I am concerned that the proposed boarding

houses should they be poorly managed could become holiday lettings or used for other renters other than new generation tenants and cause negative detrimental impacts to the residents in Collaroy. This has happened with the Bellagio apartments and as a comparable situation could happen to the proposed boarding houses also.

8. There are 12 rooms plus 1 manager room in the DA application. Is the manager room just an extra room making it a 13 room boarding house or dedicated to a manger for a boarding house of 12 rooms.

9. Trees - There are significant tall trees over 5 metres on the property that would be affected by both developments on both lots. It doesn't look like there is very much deep soil or open space surrounding them and they could die if the development applications are approved because there is not enough adequate light for them, and structures will be built too close to the tree roots.