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**Sent:** 11/05/2020 5:28:35 PM  
**Subject:** Online Submission

11/05/2020

MS Kim Hildebrand  
42 / 1 - 5 Collaroy ST  
COLLARROY NSW 2097  
kimhildebrand31@hotmail.com

**RE: DA2020/0431 - 1129 Pittwater Road COLLARROY NSW 2097**

The significant increase in traffic volumes associated with the proposal (60 trips per day as per the traffic report) far exceeds the level that can be safely and effectively accommodated by the existing right of way through the car park of 1-5 Collaroy Street.

The right of way that currently exists is to provide minimal vehicle passage. For the proposed development, access to the site should be directly from Pittwater Road OR an alternative right of way should be sought via the rear lane way of 1125-1127 Pittwater Rd - this would simply require the existing lane way to be opened/extended at the end to provide direct access to the site.

The boundary line to the rear of the lane way at 1125-1127 Pittwater Rd is fenced which prevents pedestrian movement in the area, providing a dedicated roadway and an appropriate site access alternative. The right of way through 1-5 Collaroy Street is frontage for a number of commercial tenants as well as a busy pedestrian area frequently used as a pathway by residents and other local people as a shortcut to access the shops and beach. It is also already regularly congested, particularly during peak times. To increase the traffic volume by such a degree would impact air quality for the commercial tenants at 1-5 Collaroy Street, greatly increase traffic noise levels and also present a hazard for the considerable number of pedestrians. Further, it would increase the difficulty resident vehicles already experience trying to enter and exit the lower car park at 1-5 Collaroy Street.

The proposal is an abuse of the right of way currently provided to the site by increasing the traffic volumes to such an extent and needs to be reviewed to provide a safe, more efficient and generally appropriate alternative.