

---

**Sent:** 7/06/2020 2:50:12 PM  
**Subject:** Online Submission

07/06/2020

MS Jennifer Mitchell  
23 / 1135 Pittwater RD  
Collaroy Beach NSW 2097  
mitchelljen26@gmail.com

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

Re DA2020/0431 1129 Pittwater Road Collaroy 2097 - objection submission.

I do not support the development proposal.

Whilst I support appropriate development and affordable housing, this boarding house development proposal is not compatible with the local community character (SEPP/16A). The proposed plan has a number of physical build and social impacts issues, namely overdevelopment of the site, overcrowding, increased traffic, potential increase of crime, antisocial behaviour and noise.

Physical/environment:

- The size of the development encroaches on neighbouring apartments - it over develops the site and immediate area
- It is over-height according to council/planning regulations
- The manager's quarters are located as a large penthouse on level 4 - no physical management of boarders or proactive monitoring of issues
- Floor plans - although difficult to assess, it would seem some rooms are smaller than regulation
- Traffic impact - Collaroy St is very narrow and is the busy 'feed' to a number of apartment block driveways/parking, this development will cause additional congestion in the street and laneway between the apartments
- Acoustic report - the noise report indicated low noise impact due to small gatherings and mandated quiet times in communal areas. Currently any noise is amplified due to the quadrangle of buildings behind the development site and communal areas would contribute to this, especially if not managed after 10pm.

Social effects:

- The proposed site is next door to a bottle shop and across the road from a large Pub and Club (both with gambling facilities) which is not the right environment for a potentially socially marginal community.
- We already experience antisocial behaviour as a result of intoxicated individuals and have worked with the Pub and bottle shop management to help minimise this.
- The boarding house management should be located on level 1 to better assist with any issues

Other notes:

- With a ~\$5m build, I question how boarding room rental with ongoing running costs, even including the commercial rental, in this location will return a profit without the rooms turning into higher/longer term rent 'micro apartments'.
- Will the boarding room design and rental be in line facilitating affordable rental and social housing.

Regards, Jennifer