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02/06/2020

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

Our concerns & the reason to object for this submission are based on the following:

If the DA is successful, the right of way access will be used to excess. This will increase extensively vehicle traffic & create permanent hazards for pedestrians.

DA proposes during demolition & construction trucks will use the right of way under & through our outside car park. This area barely accommodates existing needs for pedestrians, shoppers & vehicles. There will be a huge increase in accident potential.

The proposal will create a permanent loss of views & light & increase overshadowing. Vehicle noise & exhaust fumes will also create a public hazard.

Boarding Houses, by definition & functionality, attract itinerant people. These residents are mostly short term & casual occupants. They have little or no Community connection, or affinity to the area. The existing Backpacker building known as "Collaroy Beach House" is on our doorstep. Please don't impose a further intrusion of our public & private amenity. Boarders tend to be single & need a car space, (if the backpackers are any indication).

The abuse of the extended 'Quiet Time' hours, (as the Backpackers have often demonstrated). The scope & scale of the proposed construction will have a significant impact on the integrity of our building foundations during & after construction!

Our quality of life & public & private amenity will be greatly & adversely affected!

The DA proposes demolition trucks & work vehicles & eventually resident traverse the covered storm water channel which flows under & across our resident car park. The increase in traffic volume, frequency & load bearing weight will compromise this structure, thus decreasing its effectiveness & longevity. The pavement & stormwater lids were not built for traffic loads, volume & stress, contained in DA 2020/0431.

If this DA proceeds, the many incidents & near misses will only increase, as traffic enters & leaves our building from the proposed site. I personally witness the road rage & collisions regularly. Don't create a hazard!

Collaroy Street is a busy Street, as your Traffic Section would attest to.

Traffic in significant numbers head east down Alexander Street, turn left onto Pittwater Road, & then left onto Collaroy Street, where they do a U-Turn precisely at the egress/entry to our building.

Please consider all aspects of my objections to this development application, especially the size, scope & scale, & its impact on our quality of life & public & private amenity.