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Subject:	Online Submission

24/03/2020

MR Bruce and Wendy Davison
- 15 Alexander ST
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RE: DA2020/0261 - 18 Alexander Street COLLAROY NSW 2097

Bruce & Wendy Davison
15 Alexander Street
Collaroy

Re Development Proposal 2020/0261 Lot 8 . 18 Alexander Street, Collaroy.

Most of Alexander Street is residential with a small amount of commercial on the eastern end near Pittwater Road. The residential component is comprised of families and retirees. It is a very pleasant street to live in.

In the BBF Town Planners Report, Executive Summary, Page 5, Walsh Architects state "The proposed development has been designed thru detailed site analysis which ensures that the build form outcome appropriately responds to the established local character, landscape and streetscape context further more, it will be compatible with the adjoining development and maintain appropriate residential amenity."

In actual fact it is nothing like the local character. It is a gross over development of the site. The landscaped open space Council standard is 40% this proposal has 21%. Potentially 25 people will live on this property. 12 double rooms and Managers quarters. How can this be considered fitting in with the local character.
The only accurate part of the Architects' comment is that it will be compatible with the adjoining development, which is another Boarding House with 10 double rooms and Managers quarters. This is another potential 21 residents.

There are 2 ongoing issues in this street. Significant traffic in a partially one lane street and a lack of parking .The council has tried to improve traffic flow by increasing no parking areas to enable improved traffic flow. This has helped but of course it worsened the parking situation. The street has a bad record for accidents both minor and major. The worst recent accident in 2019 involved a truck and trailer damaging property, 12 cars and a boat on a trailer. The street in front of the proposed development is only one lane when cars are parked on both sides of the road. We regularly hear the abuse when cars meet, drivers argue about who should reverse to enable the cars to pass. I also regularly pick up broken parts of rear view mirrors from when cars pass too close. This development has 7 off street parking spaces and a potential 26 cars. The neighbouring development has 6 off street parking spaces and a potential 21 cars.

The BBF Town Planners report on page 51 notes that the Transport and Traffic Planning Associates state, " The traffic generation of the proposed development will not present any

adverse traffic implications and traffic related environmental impacts". I firmly believe they are mistaken and there would be adverse traffic implications if these proposed developments were approved.

I am also concerned that the common area and balcony areas face directly across the street. Given the size of the rooms I would presume these areas would prove popular to residents. This could result in significant noise and reduced amenity for close neighbours.

This development is inappropriate for Alexander Street and I would ask that council reject this application.

Yours Sincerely,

Bruce & Wendy Davison