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**Sent:** 13/04/2020 4:41:47 PM  
**Subject:** RE: Objection to DA2020/0261 – 18 Alexander Street, Collaroy  
**Attachments:** Letter - Objection to DA.docx;

Please find enclosed submission

Robert O'Brien  
e: [outbackrob@gmail.com](mailto:outbackrob@gmail.com)  
m: 0408901132

13 April 2020

Attn: Renee Ezy  
Northern Beaches Council  
Warringah Rd  
Dee Why NSW 2097

**RE: Objection to DA2020/0261 – 18 Alexander Street, Collaroy**

Dear Sir or Madam,

I write in objection to the above mentioned application for a Boarding House at 18 Alexander Street, Collaroy.

Please accept my apology for a late submission, although there was a web glitch and I was unable to access this application online. I understand I am still getting this submission in before resumption of business after the Easter break.

I am a Town Planner with a Bachelor of Urban and Regional Planning, a Masters of Environmental Management, and have attained the status of a Certified Practicing Planner, with Corporate Membership of the Planning Institute of Australia. I have been practicing for over ten (10) years and am finalising a Master of Laws.

The grounds of my objection is as follows:

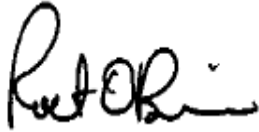
- Inconsistency with the existing residential zoning under the Warringah Local Environmental Plan;
- The proposal will result in increased traffic;
- The proposal will undermine privacy and amenity to adjoining residents;
- The proposal will undermine the existing social mix and result in increased crime in the area;
- Lack of on-site carparking provided on site;
- The Public Exhibition Period was flawed as this was exhibited during the COVID-19 social isolation period and people like myself have not been able to inspect the plans due to extenuating circumstances.

Boarding Houses provide a significant impact on the amenity of the surrounding neighbourhood, with regard to extra traffic, more people, bulk, scale and often noise. I understand these applications need to meet the requirements of the relevant State Environmental Planning Policy Affordable Rental Housing.

I request that the assessing officer ensure the applicant achieves all of the minimum standards as required by the SEPP and that no variations to such standards are granted without personally seeking concurrence of adjoining neighbours. I understand this is not an explicit requirement in the Act, however in the context of this proposal it would be advisable, so as to save the likelihood of an appeal in the Land & Environment Court, jointly funded by the residents of Collaroy.

Please do not hesitate to contact me on 0408901132 should you wish to discuss some of the matters which may trigger any approval of this DA to be appealed in the Land & Environmental Court.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Robert O'Brien', with a small mark above the 'i'.

Robert O'Brien  
13/04/2020