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**Sent:** 29/08/2020 10:21:37 PM  
**Subject:** DA2020/0261 (18 Alexander Street Collaroy)  
**Attachments:** Submission.docx;

Dear Carly

Please find attached my submission objecting to the proposed development at 18 Alexander Street Collaroy of two boarding houses.

Should you require any further information please don't hesitate to contact me.

Kind regards,  
Bly



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August 29, 2020

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Mobile 0407 775 105

Dear Sir / Madam,

**RE: Objection to Development Application DA2020/0261 & DA2020/0205 - proposal to build two boarding houses on Lot 8 & Lot 9 DP 6984 18 Alexander Street COLLAROY.**

I strongly object to the DA submission for two boarding house developments at 18 Alexander Street Collaroy, totalling 22 dwellings. This development is not in character with adjacent properties. The proposal's compliance with the State Environmental Planning Policy (Affordable Rental Housing) 2009 is questionable and the proposal does not comply with Local Environments Plans and Development Control Plans (LEP and DCPs).

If approved, this development will result in a significant loss of amenity and privacy to current residents and create traffic and parking congestion on an already dangerously overloaded and under resourced street.

As a parent of young children and a home owner and resident of this street for 10 years I am sick to death of fearing for my children's safety and for the safety of our elderly neighbours. Beside the constant risk of car and truck accidents (with some vehicles being pushed on to the same footpath I walk with my children to school by out of control vehicles as you will see documented in the photographic evidence submitted by my neighbours) I am faced daily with road rage incidents occurring outside my home, aggressive behaviour between motorists and course language. My children are 13, 9 and 3. It disgusts me that our neighbours at number 18, parents themselves, could even consider further exacerbating the congestion, traffic and parking issues we contend with daily.

I urge you to prohibit the transformation of a family home into a boarding house, and I urge you to consider the already dangerous traffic conditions imposed on the residents of this street that would be intensified by this proposed development.

My concerns are as follows:

**1) There is already too much traffic and insufficient parking in Alexander street which results in dangerous driving conditions and erratic driver behaviour. A multi residential dwelling will worsen the situation.**

The proposed parking allocation is less than adequate. Traffic and car parking is already extremely problematic and would be worsened by this proposed development. The street is narrow and two-way traffic cannot flow at its base, in particular outside number 18. Cars are parked on both sides of the street allowing room for single lane traffic only. I work from home and witness every morning and afternoon traffic jams, chaos and erratic behaviour from many motorists using this street as a thoroughfare to Collaroy Plateau or to Pittwater Road.

I frequently find myself and my three young children confronted by dangerous driving and abhorrent language from motorists who find themselves gridlocked at the base of Alexander street. Weekly we have cars parking across our driveway obscuring our own vehicle's access to the street (I have called local police

and council on three occasions regarding offending vehicles). Cars will often dangerously and erratically reverse or pull in to driveways without checking for pedestrians in an attempt to allow other cars to pass. Road rage is rife in this street. The addition of two boarding houses offering accommodation of 22 rooms and an even greater number of occupants will make this situation worse. **PLEASE CONSIDER THE CHILDREN, PARTICULARLY THE YOUNG CHILDREN, AND THE ELDERLY RESIDENTS OF ALEXANDER STREET WHEN ASSESSING THIS DEVELOPMENT.**

Car accidents, both minor and major, occur frequently on Alexander Street due to an overburden of traffic, poor access and lack of parking. This will inevitably worsen with an increase in boarding house residents, visitors and associated motor vehicles. The history of accidents is extensive including a major truck accident last year which resulted in many parked cars and houses being damaged. It was extremely lucky in this case that a pedestrian was not injured or killed. More cars and motorbikes reversing, turning into driveways, accelerating and sounding their horns will increase the pressure already experienced.

**2) Waste Management** is another concern with additional bins and space being taken on the footpath and roadway on collection days. The garbage trucks will add further congestion and danger for motorists and pedestrians. Presently on garbage collection day (Friday) traffic is gridlocked in both directions at school drop off time (8:30am – 9:30am) as vehicles use Alexander Street as a thoroughfare to Collaroy Plateau Primary School.

**3) The proposed development will create excessive noise and a loss of privacy for existing residents of the street.** There is also the question of potential misuse of the property for short-term accommodation use.

**4) The development plans are misleading.** They have been submitted separately and do not show the sheer scale of the combined dwellings. The plans also represent neighbouring homes, including my own, to be 2, 3 and 4 storey dwellings which is not the case. My home and those of our neighbours, numbers 12 and 16, are single storey dwellings with garages underneath.

**5) The proposed design of the boarding houses is not in keeping with the surrounding R2 low density residential area or the intent of the councils controls to limit bulk and scale.** The proposed development is bulky, oversized, unattractive and not in keeping with the existing streetscape. The bulk and scale of each "individual" proposal is excessive and is not in keeping with the neighbourhood of medium sized houses with appropriately landscaped gardens. The fact that there are two boarding houses proposed side by side is an even greater insult on the amenity of the area.

**6) The proposed development does not have adequate landscaped open space and bushland.** The applicants propose only 21% and 23% of green space on each lot when R2 zones require a minimum of 40% on each lot of landscaped open space and bushland.

**7) The development would impact on the already limited storm water flows down one of the steepest hills in Sydney.** During heavy rain the bottom of Alexander Street often floods. The developments could block the overland flow pathway of this watercourse and water coming from the back of the property and result in further flooding.

In summary; it is unreasonable and frankly deplorable to propose the development of two boarding houses that will provide accommodation for a minimum of 22 and up to 44 (possibly more) individuals in a street located in an R2 Low Density Residential Zone that is comprised of family homes. Please consider the children, the elderly residents and all the families of Alexander Street who genuinely love living in Collaroy, and weigh up the needs of these people against the development greed and community disregard of the applicants.

Yours sincerely,  
Bly Carpenter