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Subject: Online Submission

04/06/2020

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

I am a resident of 1-5 Collaroy Street, Collaroy and have some concerns with the proposed boarding house development;

No approval has been given to the developer by the owners of 1-5 Collaroy Street to increase the use of the right of way, with higher traffic levels that will be generated by the boarding house proposal. The carpark area is already congested and the safety of pedestrians an issue with the public and residents using it to access the shops/beach. Further, the significant increase in the use of the right of way would cause great interference with our building residents and visitors accessing the basement carpark of our building. I strongly believe the proposed use of the right of way is excessive and unreasonable.

I live in one of the east-facing units of 1-5 Collaroy Street and so will be looking at the development from my balcony, should it be approved. Having reviewed the design, I believe it exceeds the allowable height limits and the balconies encroach too far towards our boundary. There should be more plants/green space at the rear of the site also. Additionally, a 3 bedroom unit proposed for a boarding house manager's office seems excessive and should be reduced in size and ideally shifted towards the north-east corner of the building to allow more natural light to reach the eastern side of our building.

How will the developer ensure the footings of our building will not be undermined during excavation? Will the Geotechnical engineer's report outlining the construction approach be subject to a peer review? Would survey marks be checked on a regular basis to ensure no movement of our building structure? Does the developer have adequate insurance to cover any and all potential damage to our building during the construction works?

With the large backpackers directly opposite our building on Collaroy Street, by adding additional short-term accommodation many residents in my building are very concerned about the increasingly transient population being attracted to the area. We regularly have to deal with people loitering below our building who come from the backpackers so they can smoke and drink freely. By adding a boarding house directly adjacent to our building also, I am concerned we will have additional people gathering on our property creating more disturbance to the residents in my building.

I request you please carefully consider my concerns in assessing the boarding house proposal.