
Sent: 29/03/2020 4:16:56 PM
Subject: FW: Objection to DA 2020/0261 & DA 2020/0205

DA 2020/0261 & DA 2020/0205

I strongly object to the above development for the reasons outlined below:

1. The area falls under low-density housing R2, this development does not meet the R2 requirements

I purchased a property in Alexander which settled in early 2018. This purchase was made on the basis we were purchasing in a neighbourhood of low-density housing.

We have subsequently made a decision to further capitalise on the property, building a new 4 bedroom family home.

The decision to purchase in this street was driven by the desire to raise our 3 children in a safe low density neighbourhood with a suburban feel and lifestyle.

Please keep our street low density.

2. The dwellings and property do not have adequate landscape open space and bushland. R2 zoning requires min 40% and this application does not meet council requirements.

One of the attributes that attracted us to build our forever home in Alexander St is the feel of the street – and this is heavily driven by the lush green surroundings and residential homes. A boarding house will detract significantly from the suburban feeling of our home, street and suburb. I further note there are a number of significant trees that would be removed to accommodate this development – I do not support the feeling of trees for this development.

3. Traffic and parking is already an absolute nightmare and extremely dangerous.

Traffic is single file due to the narrowness of the street. The waiting for cars to come down the hill before proceeding up it starts out of the front of number 18, how will this work if this property is now a property housing 30 residents? There would be congestion, and possible accidents. And how can we accept there are only 7 parking spaces for more than 30 residents? How can we enjoy our street, suburb and beach when surrounded by such congestion.

4. The street is a constant carpark completely congested everyday with work commuters, movie goers, nipper and beach goers, people visiting the pub and club and people parking in the street for restaurants and takeaway. The proposed development will add further stress to this situation and the residents will suffer from this added congestion. As will visitors to the our beautiful area. An additional 30 + residents will also attract additional visitors to the street.

5. The sudden influx of 30+ people into the street and onto one property would have a huge environmental impact and would create excessive rubbish and recycling, not to mention increased vermin.

Garbage trucks would spend more time out the front of this property collecting the bins, this would

cause significant traffic jams and congestion as the street is not wide enough for cars to pass – single file only....

6. This development would impact on property prices and our ability to sell in the future. Buyers who want to live in a R2 low density zone, don't want to share that with one property that holds 30 tenants.

There is stigma attached to a boarding house which will have an adverse impact to property prices and peoples desire to live in the street. We have invested significantly to live in this street – and the decision to do this was on the basis of the R2 zoning.

You CANNOT allow this development to proceed.

Regards

Nicole Winn

Concerned resident of Alexander St Collaroy