
Sent: 1/07/2017 4:59:46 PM
Subject: Development Application REV2017/0020 Submission

Submission re Proposed Development No. REV2017/0020

Subject property - 51/1-5 Collaroy Street Collaroy.

Concerns re this development application are as follows.

Lack of Parking – the map supplied by the applicant shows 15 visitor car spaces in addition to 8 dedicated tandem spots. There are only 9 visitor car spaces – 4 are private spaces belonging to residential units, 1 is a loading dock and one a driveway to the rear of a Pittwater Road Shop. Parking is already a huge issue with only 9 visitor spots to service visitors to 45 residential units and clientele to the other 4 businesses. The dedicated spots belonging to the businesses are usually used by their staff so it almost impossible to ever get a visitor space. Although No. 51 has 8 dedicated tandem parking spaces, these will not be practical with parents at earlier lessons getting parked in by parents arriving for the next lessons. Lack of parking in Collaroy Street and Fielding Street has also been an issue for many years.

Walking map – the walking area map supplied by the applicant looks fine on a flat map and shows the greater walkability area to the West as accessible walking **but** as West of Collaroy Street is up the steep escarpment to Collaroy Plateau parents will not walk with small children.

Acoustics – Although the applicants have lowered the decibel rating on their pumps in their latest proposal and have offered to keep louvres closed on the Eastern side, there are 15 units with a Northerly aspect in 1-5 Collaroy Street with terraces and balconies so if louvres are open to the North, any noise will have a detrimental effect on the amenity and enjoyment of outdoor living. Any continual noise around this walkway to Fielding Street will impact 4 residential unit blocks due to the canyon like walkway which because of the high brick walls and tiled walking surface, already amplifies sound.

n.b. I am emailing this submission as submissions close on Monday 3rd July 2017 and there is limited access to the council website from Friday 30th June to Tuesday 4th July due to I.T. upgrades and submissions could not be lodged via the website. Also of note - the applicant's documents were unavailable to the public or council officers from Thursday morning 28th June which Matthew Hagen explained via email on Friday 29th June was due to a networking error at Council. Thank you Matthew for emailing me the documents.

Please remove my name, address, mobile number and email address from any publicised material.

Yours sincerely
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