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27/07/2023

MR Matt Newall
54 Hay St - 54 Hay ST
Collaroy NSW 2097
[REDACTED]

RE: DA2023/0868 - 39 Hay Street COLLAROY NSW 2097

27 July 2023

54 Hay St
Collaroy NSW 2097

RE: DA2023/0868 - 37-43 Hay St Collaroy

As long time residents of Hay St, Collaroy please note our objection to the development proposal at 37-43 Hay St, Collaroy (DA2023/0868). Our objection relates to the following matters.

Floor Space Ratio (FSR)

The proposed development does not comply with State Environmental Planning Policy (SEPP) Housing 2021. The FSR for the proposal at 0.75:1 exceeds the SEPP FSR requirement of 0.5:1. This is an exceedance of 50%, representing a material increase.

Local Planning Requirements

The Warringah Development Control Plan 2011, outlines a number of requirements for development in the local area. The proposed development is out of characteristic for the area, which is low density residential, detached houses. The development would have significant impact on the surrounding area including those that use Hay St and Anzac Ave as both a vehicle and pedestrian thoroughfare from Cromer, Wheeler Heights and Collaroy Plateau to access Pittwater Rd, sporting fields, shops, boat ramp, walking tracks, and beaches.

As a result of ongoing development in the area and a reduction in green space from alterations to existing residences, significant water flow occurs during rain events. Storm water flows from Collaroy Plateau down both Hay St and Anzac Ave creating excessive volumes of water that are not serviced by adequate drainage. The proposal will significantly reduce the green space across the four properties, and it is not clear how the storm water modelling reflects this.

The proposal will have significant impact on the privacy of surrounding residences to the north, east, south and west. The adjoining properties will have impacts to sunlight access as a result of overshadowing from the excessive wall height. In addition, properties to the east and south in particular will be overlooked into their private open spaces. The development proposal gives little regard in the design to reduce impacts to the surrounding properties.

Amenity of the Area

The proposed development does not fit in with the local amenity, an area zoned and characterised by low density houses. The proposal is that of medium density as reflected by the FSR of 0.75, and not consistent with the SEPP Housing 2021.

The bulk and scale of the proposal is not consistent with the low density houses in the surrounding area. The proposal has significant bulk along Anzac Ave with two storey building along the length of the site. There is a continuation along the Hay St frontage creating excessive bulk, unbroken for near 55m, creating a significant visual impact to surrounding houses both opposite on Anzac Ave and Hay St and those to the rear of the development along Pittwater Rd.

This results in an impact to privacy of adjacent residents and likely to result in significant overshadowing to the properties south and east of the proposed development. The mass development of 11 x 3 bedrooms without a mix of size, set back and vegetation is inconsistent and over development in a low density residential area.

The front setbacks do not comply with requirements along Anzac Ave in accordance with the Warringah Development Control Plan 2011, along with the FSR, without providing significant reason in the proposal.

Car Parking and traffic

Traffic flow in Anzac Ave and Hay St is currently hampered by excessive on street parking as a result of dual occupancy housing, Pittwater Rd bus lanes and clearways and lack of shop parking. The proposed development does not meet the requirement of the SEPP Housing 2021 for the provision of a minimum of 10% of the total number of car parking spaces.

The entry in and out of the proposed car parking on Hay St, which is already constrained to a one way street due to on street parking, will have safety impacts to both cars and pedestrians. Added to this significant additional visitors to an over developed site in a residential area will add further impacts to current on street parking in the area.

Geotechnical assessment

The development proposal suggests that excavation will be to a depth of 3m, it is not clear how this will be achieved with such bulk and scale of the proposal and not consistent in the application documentation, between the geotechnical report and the development plans submitted.

Significant geotechnical works are likely to have significant impact on surrounding residences including noise, vibration, foundation movement and increased water flow.

We object to the development proposal, as it is inconsistent with the local amenity of the area and will significantly impact on the neighbourhood, due to the bulk and scale. The FSR ratio, water management, setbacks, geotechnical assessments, privacy and solar access are not consistent with the planning regulations at both State and local level.

Regards

Matt and Prue Newall

