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27/07/2023

MRS Jeanette Vizzard
54 Rednal ST
Mona Vale NSW 2103

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

I wish to file an objection to the proposed development at 37-43 Hay Street, Collaroy.

As a visitor to the area, I am acutely aware of the problems with parking in Anzac Avenue and am frequently forced to park in Hay Street. It seems to me that the pressure on Hay Street is already acute, especially the section between Anzac Avenue and Pittwater Road, the area affected by the proposed development. Parking zones along Hay Street allow for only one car to travel at a time and now that the street is a designated cycleway, safety issues have become apparent as cyclists are avoiding Hay Street because of safety concerns. An unfortunate consequence of something meant to be beneficial. Anzac Avenue too has its problems as traffic has increased on that street as vehicles are no longer permitted to turn into Hay Street from Pittwater Road. The area is already at saturation point in terms of numbers of cars passing through and opportunities to park.

I understand that the development exceeds limits for low density, low impact housing. The building proposed is entirely out of character with the neighbourhood which comprises low density single dwelling houses surrounded by gardens. I am concerned that if approved, a precedent will be set with the potential to destroy the existing character of the area. The streetscape and character of the area in which people live, walk, skateboard and cycle and generally enjoy their neighbourhood are extremely important and should not be underestimated.

I am aware that Council is making efforts to re-establish trees in the northern beaches and is aware of the importance and benefits of tree canopy which at 37% is below the state target of 40%. A development such as this should therefore not be considered in its current form. A limit on the floor space would allow the conservation of existing trees. I notice that nine trees are to be removed but only two large Angophoras at 28m are being proposed as replacement along with smaller trees such as Blueberry Ash and the non-native crepe myrtle. It has never been more important for serious consideration to be given to the of planting and retention large trees, not only obviously for wildlife but for the benefits they provide to the community as the summers become hotter each year. With temperature records falling daily in Europe this cannot be disputed.

This very large, proposed development will negatively impact residents through the increased flow of traffic and parking difficulties, already compromised and often dangerous. The impact of such a large structure is entirely out of keeping with the character of the surrounding area. Residents should not be expected to counter a diminution of the attractive amenity of their neighbourhood when little or no consideration has been given to providing a better outcome, a building set further back from the street with reduced floor space and a greater area of green space to allow for the implementation of processes to mitigate against climate change which

would enhance the health and wellbeing of all residents.
Thank you for the opportunity to make this submission,
Jeanette Vizzard