
Sent: 27/07/2023 2:52:35 PM
Subject: DA 2023/0868 Objection letter - Hay St 37,39,41,43 Collaroy
Attachments: DA 2023.0868 Council objection letter.pdf;

Attn: Jordan Davies,

Dear Jordan,

I am providing an attached objection letter to the proposed DA 2023/0868 for 37,39,41,43 Hay Street. Could you kindly confirm receipt of this letter for my records.

Regards,
Michael Warrener
17 Bedford Crescent,
Collaroy

Objection to SEPP65 – DA 2023/0868

Hay St 37,39, 41, 43

I am in the owner with my wife of 17 Bedford crescent, Collaroy

I wish to strongly object to the proposed DA application DA 2023/0868

This area is an environmentally sensitive and unique area which is a small scale residential area and this proposed development is completely inappropriate. I have provided further objection points below.

Scale and Bulk

The design of this building the scale and bulk is completely out of character with the existing residential area. It represents an eyesore due to its scale and bulk. The area is a fragile coastal region with Long Reef Marine park nearby and should be protected as a scenic protection zone for future generations. This area consists of individual residential houses only.

Height

The current maximum height for the area is 8.5 metres. This design is significantly higher than the allowable 8.5metre height. Furthermore the use of 4.55 amendments by the developer may be used in the future as a way of increasing this height even further than the current design. This is an unacceptable precedent for our community and has a direct adverse impact on residents.

Visual Obstruction

The significant height of this DA will have a impact on the immediate surrounding properties as well as properties further up the hill such as my property in Bedford Crescent. This design will block views towards the ocean and the long reef marine park. Height poles and a photomontage view impact assessment needs to be completed to make an accurate assessment of the actual height of the DA.

Increased Traffic.

Increased density from this design and number of units will provide increased traffic to a residential street. Children alighting from the bus stop immediately down the road and walking up the hill and to surrounding streets will be exposed to more direct traffic collision risk from entering and leaving traffic from this DA into the surrounding streets.

As it stands the narrow gap to Pittwater at the traffic lights with cars parked on either side represents a risk to traffic. This new DA will further increase traffic hazard in this pinch point and collision risk from an increased number of cars entering and leaving from the proposed site.

Noise

The increased density from this DA will lead to increased noise to the community from increased traffic and housing density from inhabitants of the site.

SEPP housing is for transport hubs

SEPP housing as proposed is normally situated at medium or density sites which are established transport hubs for example the Collaroy commercial area where the B1 bus is situated. There is no place for this development whereby these inhabitants will not have access to express bus services especially given that these inhabitants are over 55 and walking over 1 km to the B1 transport hub would not be an option for most due to ambulatory issues.

Overshadowing of neighbours

The scale and bulk of this DA will overshadow neighbours.

Regards,

Michael Warrener

17 Bedford Crescent, Collaroy