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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 21/07/2023 10:15:48 AM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

21/07/2023

MR Nathan Ruban  
44 Hay ST  
Collaroy NSW 2097

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

The proposed development is not in line with current planning guidelines and Draft Collaroy Valley Development Plans restricting such developments from being proposed or approved. Hay St is a family friendly street in the Collaroy Valley that has mostly single dwelling family homes, precedence in approving this application would allow further developments and replication of demolition and building of large scale developments like Foamcrest Newport. The proposed development would increase traffic and congestion and impact on current living standards. The building process would cause undue stress on the narrow road and the residents would be unduly disadvantaged. The scale of the building would set precedence and impact on the green space that currently makes the Valley a very pleasant place to live. It sets a precedence that would negatively impact the Valley. The residence are also concerned that the proposed scale will be amended if approved. The demolition of number 43 Hay Street would particularly be damaging as it represents the architecture of the early 1900 California Bungalow which is so special to the area. The sale of 3 of the properties held by the one land owner is a grab for money at the expense of the residence in the street. I have lived in Hay Street for nearly 25 years and value the quiet family life that the street and Valley afford, this development and the many more to follow would ever change the landscape and feel of this much loved enclave.