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Sent: 23/07/2023 8:40:20 PM
To: DA Submission Mailbox
Subject: Online Submission

23/07/2023

MRS Kate James
- 72 Cumberland AVE
Collaroy NSW 2097

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

Dear Council,

We are writing in regards to DA 2023 0868. We have concerns around this development if it were to be approved. The main concern that this will likely set a precedent for the area. A good example of this is The Avenue, Collaroy which went very quickly from a street of free standing homes to a street full of units. The flow on affect from this has not only been environmental but very poor traffic flow and a decreased value in the remaining couple of homes. Our other concerns include:

Value of free standing homes in the area

People buy in this area of Collaroy as it is one of the only remaining part of Collaroy that has not been over built by large apartment buildings.

Traffic flow

Hay St already has a major issue with traffic flow from the southern entrance. If this was to go ahead the council would need to make the southern end one way or close the street off completely as it is already very strained and with a dangerous stop sign on the wrong corner at the southern end.

Environmental impact

The footprint of this development is far larger than the current foot print of the 4 homes, this results in less green space and fewer homes to the local wildlife.

Parking

Parking in this area is already at a premium. Many residents from nearby streets part on Hay St and surrounding streets due to lack of parking in their own street or due to the clear way each day. During the summer months the flow on from people visiting the beaches also adds to the chaos of the streets.

We urge council to not approve DA 2023 0868 in any form. Once this is approved there's not stopping further high density developments in the area.

Regards,

Kate and Nick James, 72 Cumberland Ave, Collaroy