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**Sent:** 28/07/2023 9:52:54 AM  
**Subject:** Development Application DA2023/0868

We are overseas at the moment and have just been notified of this development application. We advise our strong objection to this application. Our objections are based on:

- The proposed development is entirely inconsistent with the desired future character of the area. The size of this development is totally incompatible with Collaroy valley. This area is characterised by single dwelling residences and this development is an extreme outlier. We also note that one of the properties under development has a unique early 1900 Californian bungalow that should be preserved under existing Heritage laws. Over time we have observed the removal of large trees from the Collaroy area, which will also continue under this development. The applicant is also using the “Seniors Living” model to avoid the area’s Residential zoning. Once built, anybody can live in the development as nobody will police who resides there.
- There are already issues with overflow parking and single lane traffic flow. During weekends there is substantial parking overflow due to the pie shop, sports facilities and Long Reef Headland. During the week parking overflow occurs due to the bus lanes, growing families, trailers and rental properties of Hay Street and Anzac Street. Increased housing density can only worsen Hay Street’s congestion issues.
- Hay Street is a single lane road that is a designated cycling route. Added vehicles to the area will create a cycling hazard. Hay Street is often used as a short cut by drivers and vehicles are often speeding along the street. More vehicles create more traffic issues and risks to cyclists and pedestrians.
- Environmental impacts from added development have not been considered. More vehicles, people, pets and buildings will cause our local flora and fauna to suffer including sugar gliders, ring-tail and brush tail possums, blue-tongue lizards, bandicoots, sea osprey, threatened powerful owls, frogmouth owls, brush turkeys and the yellow-tail black cockatoos that come to the area at the start of the wet season.
- The proposal is not compliant with SEPP FSR standards. For example, the floor size of the development exceeds the SEPP FSR standards.

Our family has enjoyed living in the area for 17 years and greatly value the amenity it provides. We have built homes that specifically retain the character of Collaroy valley. Development of this type will greatly change the family atmosphere that we love. This development fails to create a better environment. We strongly request council reject application DA2023/0868 in any form, since it provides an unwanted precedent.

Annette and Michael Guberina  
46 Hay Street  
Collaroy