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Sent: 25/07/2023 7:10:13 PM
To: DA Submission Mailbox
Subject: Online Submission

25/07/2023

MR BRIAN CARPENTER
38 - 38 HAY ST
COLLARROY NSW 2097

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

I am the owner of 38 Hay Street and wish to raise my objection to the development DA2023/0868 for the following reasons:

- * I have been advised that there is a substantial non-compliance with NBC wall height and setback controls.
- * Neighbouring properties will be detrimentally impacted by reducing views, increasing shadowing and a deterioration in privacy.
- * It will be detrimental to the desired character of the street by exceeding the threshold considerations for low density/low impact development.
- * The traffic flow currently in Hay Street creates a dangerous environment as a result of the volume of two-way traffic with a single lane flow.
- * The single entry/exit driveway of the proposed development will allow 22 vehicles to transit this already dangerous street.

I therefore strongly urge council to reject this development.