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**Sent:** 27/07/2023 5:26:05 PM  
**Subject:** Letter of objection - DA2023/0868 attn : Jordan Davies assessment officer  
**Attachments:** DA2023.0868 Objection letter A. Warrener.pdf;

Dear Council,

Please find attached letter of objection to DA2023/0868 in Hay St, Collaroy.

Regards,  
Alexandra Warrener  
17 Bedford Crescent, Collaroy

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17 Bedford Crescent,  
Collaroy

27<sup>th</sup> July, 2023

Mr Jordan Davies  
Assessment Officer  
Northern Beaches Council  
Dee Why

Subject: Objection to SEPP Housing Development –  
37 – 43 Hay St, Collaroy (DA2023/0868)

Dear Council,

I am writing this letter to express my **strong objection** to the proposed SEPP Housing Development application at 37, 39, 41, 43 Hay St, Collaroy. As a concerned resident, I believe this development type will have negative impacts to the scenic and cultural landscapes of this area the community, and quality of life for current and future inhabitants. I would like to bring to your attention several key areas of concern:

**Zoning:-**

This proposal is inconsistent with the DCP and LEP objectives for this area which is zoned **low density residential** nor does it incorporate sustainable principles identified as a priority for future developments with council.

**Bulk and Scale:-**

Proposed development is out of character with the existing residential area and streetscape, which is known for its small-scale, individual houses on generous lots with generous landscaping that contributes to the overall appeal and aesthetic of the area. Its contextually unsympathetic scale and bulk will dominate the scenic beauty of the region and promote a new precedent for this scale of development putting further pressure on shortage of amenity in the area.

Further this will be highly visible from public amenity such as the headland, the Long Reef marine park and community facilities.

The developments inconsistent density provides minimal opportunity for view corridors or green relief to break up the bulk and scale.

**Height:**

The suggested height of the development significantly exceeds the maximum allowable height for the area. Such excessive height will potentially obstruct views from and through the property while increasing overshadowing to adjacent properties.

**View Impact:**

The substantial height of the proposed development and density will undoubtedly impact views of adjacent properties. It will visually dominate the streetscape. Height poles with a formal view impact assessment are required to ascertain actual proposed heights for the proposed design.

**Increased Traffic:**

The density of the proposed development will inevitably lead to an increase in traffic within the residential area. This heightened traffic poses a considerable safety risk to pedestrians, particularly schoolchildren alighting from the nearby bus stop. The frequency of ingress and egress needs to be further investigated to understand fully the impact to pedestrian and traffic flow and safety.

It is noted that the traffic in the winter is significantly less than experienced in summer where streets adjacent and including Hay St are even busier due to beach goers, golf course usage etc. A traffic assessment needs to be undertaken in this peak summer time to ascertain the true traffic impact.

**Noise & Dust:**

The intensified density of inhabitants in the development will inevitably result in amplified noise levels, stemming from both increased traffic and human activity and the inconvenience to local residents during the extensive construction phase. This could significantly disrupt the peaceful ambiance and character of the area and negatively affect the wellbeing of the local community.

**Site Suitability:**

SEPP housing projects are traditionally situated in medium density zoned areas with established main transport hubs, proximity to amenities including retail and commercial. The proposed location is a domestic area without the facilities required to support this development. Public transport and traffic in the area is already struggling with services being cancelled and traffic. It is noted that to access the B1 bus line from the proposed development location would be impractical for the over 55's due to ambulatory issues.

**Overshadowing:**

The excessive scale and bulk of the proposed development will impact solar amenity of neighbouring properties, diminishing the natural light and open space that contributes to the quality of life for existing residents.

In light of these concerns, I implore Northern Beaches Council to carefully reconsider the approval of the SEPP Housing Development in this designated low density residential area and the precedence this will create to start a chain reaction of this development in the area resulting in a loss of character and overdevelopment that is not sustainable.

Instead, I propose a collaborative effort to develop a more sensitive, appropriate, and sustainable plan in an area more suitable for this type of density development rather than support the ambitions of a developer looking for a quick profit at the expense of the local community.

Thank you for considering my objections and the wellbeing of our community. I urge you to act in the best interest of the residents and the environment, ensuring that any future development aligns with the long-term vision and values of your LEP and DCP objectives and our community.

Yours sincerely,

Alexandra Warrener  
17 Bedford Crescent, Collaroy