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**From:** [REDACTED]  
**Sent:** 27/07/2023 10:02:55 AM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: DA 2023 0868 37-43 Hay Street Collaroy  
**Attachments:** DA 20230868 37 to 43 Hay Street.docx.pdf;

Please find attached our submission.

Regards,

G & J Anderson



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**DA 2023/0868**

We write to Northern Beaches Council (NBC) to oppose this application seeking to replace 4 single level in line free standing houses with a two-story structure providing 11 3-bedroom units with underground parking in a single structure.

We are 30-year owner residents of Collaroy. Aside from the Salvation Army Retirement complex situated off Pittwater Road there is no single building west of Pittwater Road anywhere approaching the size of the structure proposed. It is thus no surprise that Council has received so many opposing submissions.

It seems that the entire Collaroy Valley area is land rated R2 Low Density Residential. This has been a key attraction for purchasers over many decades. A development of the size proposed under this DA is in stark contrast with Collaroy Valley's existing dwellings.

The arguments widely expressed as to unbearable traffic issues, off street parking, cannibalizing of community wellbeing and property valuation impacts have been raised. These are eloquently put in D & A Jones's submission so we will not go into further detail.

Your website already shows that NBC, Water Management and Waste Disposal Divisions both do not support the proposed development.

The applicants are seeking to use State Environmental Planning Policy (Housing) 2021 Guidelines to gain the approval. In any event the sheer size of their proposal on a land area just over 2900sqm is too excessive within the terms allowable under such guidelines. The guidelines only allow a 50% floor space ratio. So, if each unit were to be 150sqm the maximum number of units needs to be limited to around 10 representing 1500sqm.

Any NBC approval would result in a few gaining at the expense of the Collaroy Valley community's lifestyle.

Again, we strongly recommend NBC refuses this application and takes all measures available to Council to further oppose development approval in other jurisdictions where approval may be sought.

Graham and Julie Anderson

Worcester Street, Collaroy