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To: DA Submission Mailbox
Subject: Online Submission

26/07/2023

Select... Deidre McAlinden
34 Hay Street Collaroy - 34 ST
Sydney NSW 2097

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

OBJECTION TO DEVELOPMENT PROPOSAL AT 37-43 HAY STREET COLLAROY

26 July 2023

We strongly object to the development proposal at 37-43 Hay Street Collaroy. It is an unprecedented structure for the neighbourhood, will result in major traffic issues, does not comply with Standards, will cause an increased cyclist hazard, significantly impact protected species, and cause potential flooding risks.

Unprecedented structure for the neighbourhood

1. The sheer bulk size of this multi-dwelling structure is unprecedented and incompatible with this area. Living directly opposite the proposed development will impact us greatly by creating substantially more noise, vehicle lights shining into our living and sleeping areas as motorists leave their premises, loss of amenity, privacy, and significantly more traffic congestion.

2. The proposed Seniors Housing Development of the land is inconsistent and incompatible with the character of the existing residential area now and in the future.

3. The dominance of the proposed structure demonstrates there is no regard for how this development will impact surrounding neighbours and the area in general.

4. The impacts are significant to many of the neighbouring residences in Hay Street, Anzac Avenue and Pittwater Rd in particular. It fails to improve the environment and would adversely affect the streetscape.

Major traffic issues

5. The road infrastructure in Hay Street and Anzac Avenue has not been built to accommodate heavy traffic loads. At times, residents already have to park in other streets because there is no available parking in Hay Street.

6. An extra 22 vehicles in Hay Street will cause added chaos to an already busy street, with residents currently finding it difficult to safely drive out of their own driveways due to dense parking levels and poor visibility caused by so many existing parked cars and thoroughfare congestion.

7. The structure assumes that occupants of this proposed multi-dwelling structure would park

their cars within the building, but if it is hazardous to drive out the driveway, occupants will choose to park on the street instead. Additionally, visitors to the complex would also add additional parking congestion in both Hay Street and Anzac Avenue.

8. The street struggles to cope with the existing traffic demands. The thoroughfare offers single lane traffic because there is often no choice for residents but to park on the road. During periods of regular high traffic flow, it is chaotic and hazardous.

9. The neighbourhood attracts many people from outside the area, especially during weekends and holiday periods. Hay Street and Anzac Avenue already accommodates overflow traffic from people visiting the landmark Upper Crust pie shop, sporting events from the oval on the eastern side of Pittwater Road, Long Reef golf course, dog park visitors (Griffith Park), kids play park visitors (Griffith Park), visitors who park their car and walk around the Long Reef Headland, or people who are going to the beach and don't want to pay for parking.

10. Existing residents who live on Pittwater Rd also use Hay Street and Anzac Avenue as their local parking spot on a daily basis.

11. Anzac Avenue between Pittwater Road and Hay Street currently experiences daily traffic congestion. As a result, it is perilous for motorists crossing or turning from Hay Street, with motorists having to creep close to the middle of Anzac Avenue before being able to determine whether it is safe to proceed. The area cannot cope with further traffic congestion.

Non-compliance with Standards

12. The proposed development structure does not comply with SEPP FSR standards.

13. The proposed development structure does not comply with NBC Wall, Height, and Setback controls.

14. Inappropriate development creates a precedent for the area and Collaroy was not targeted as an area zoned for growth in the recent Northern Beaches Local Strategic Planning Statement.

Cycle hazard

15. Hay Street is used as a designated route for cyclists. The significant increase in traffic caused by this development will substantially raise the safety risk for the many different groups of regular cyclists.

Significant impact on protected species

16. The well-established trees on the existing properties between 37-43 Hay Street are often frequented by the protected Tawny Frogmouth.

17. Similarly, Powerful Owls also roost in those trees. They are listed as vulnerable in NSW and therefore require protection under Schedule 1 Threatened Species of the Biodiversity Conservation Act 2016.

18. Native long-nosed bandicoots are an endangered species and are regular visitors to Hay Street and Anzac Avenue backyards. The northern beaches are one of the last strongholds for these bandicoots in the Sydney region.

19. Bandicoots are listed as vulnerable in NSW and therefore require protection under Schedule 1 Threatened Species of the Biodiversity Conservation Act 2016.

20. The Southern Boobook Owl also frequents backyards in Hay Street, Anzac Avenue and surrounding areas. They are also protected in NSW under Schedule 1 Threatened Species of the Biodiversity Conservation Act 2016.

21. This multi-dwelling development will directly impact the habitats of these endangered wildlife species.

Flooding

22. It has become evident from downpour events that it doesn't take much for Pittwater Rd to flood. The most recent rain event on Sunday 16 July 2023 was sudden and unexpected, and only lasted for a short period. Despite this, it resulted in areas of flooding on Pittwater Rd in Collaroy and Narrabeen.

23. We have seen during heavier periods of rain that the corner of Anzac Avenue and Pittwater Rd also suffers inundation, risking impact to shops, businesses and residences.

24. A multi-dwelling development in Hay Street will potentially add to the issue and cause added risk.

We strongly object to this proposed Seniors Housing Development in 37-43 Hay Street Collaroy.

Deidre McAlinden and Paul Oudhof