
Sent: 26/07/2023 12:05:21 PM
Subject: Development Application: DA 2023/0868

Dear Sir/ Madam

Re: DA 2023/0868

I have viewed the details of the proposed development at 37-43 Hay Street Collaroy and would like to record my strong objection to the scheme for the following reasons:

- Insufficient parking
 - Street parking is already clogged and adding 7 more residences (11 new apartments replacing 4 houses) will inevitably create more need for parking (both occupants and visitors).
- Traffic congestion
 - Both Hay Street and Anzac Ave are very narrow and there are already near misses and minor accidents. Additional traffic will only make this problem worse.
- Substantial non-compliance with SEPP FSR standards
- Non compliance with NBC wall height and setback controls
- Not an appropriate location for an 'over 55's' development, as it is not in close proximity to shops or other facilities. It is too far for elderly occupants to easily access supermarket/chemist/personal care retail outlets
- Inconsistent with neighbourhood amenity ie. privacy, shadowing, bulk

In summary, the project is inconsistent with the current and future desired character for the location. The proposed development would set an unwanted precedent for further such projects in locations that are not suitable for the intended purpose (higher density housing for a certain type of occupant, primarily the elderly).

These types of developments should be encouraged in locations that are closer to facilities that will be required by the elderly occupants.

Yours sincerely

Tara Hall
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