
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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24/07/2023

MR Peter Eastway
- 32 Hay ST
Collaroy NSW 2097

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

Northern Beaches Council
Letter of Objection
DA 2023 0868 37 HAY STREET COLLAROY NSW 2097

We are writing to object to the proposed development in Hay Street, Collaroy where we live. We understand that the NSW Government allows 'seniors' developments in residential areas, but we also understand that such developments need to conform to legislated guidelines. Our understanding is that the current DA does not conform to these legislated guidelines and should therefore not be allowed.

Our objections are based on the development's inconsistency with the desired future character of this part of our wonderful suburb. What cost do existing residents have to pay in order to share their world with new neighbours? By all means, we welcome new residents, but let's keep the numbers at a reasonable level and not squeeze in a huge development of 11 apartments where there is room for only 8 or fewer.

Those extra apartments come at the neighbourhood's expense. Our advice is that the bulk of the proposed development does not comply with SEPP FSR standards, nor NBC Wall Height and Setback controls. Hay Street is already narrow and congested, so bringing in 22 new cars, plus the new residents' visitors and delivery vehicles, is a recipe for unacceptable congestion. It is inevitable that these blocks of land in Hay Street will be developed one way or another. Our preference is for single dwellings with low intensity and low impact, as outlined in the legislation. If a developer intends to use an exemption in the legislation to change our neighbourhood, then surely that development should be designed to fall strictly within the exemption's requirements. The current DA does not. We request that this development proposal be denied.

Peter and Kathie Eastway
32 Hay Street, Collaroy NSW