
From: Robert Sinclair
Sent: 26/07/2023 10:28:59 AM
To: Council Northernbeaches Mailbox
Subject: SUBMISSION DA 2023/0868 - 37 to 43 HAY STREET COLLAROY NSW 2097

Council,
Please accept my objection to the above development.

Our reasons are :-

- 1] Bulk and size of the development is out of scale with the surrounding properties and locality,
- 2] the neighboring properties opposite will lose their view and outlook,
- 3] the neighboring properties will lose their investment value from the presence of the development,
- 3] the adjoining properties will lose the privacy from the development overlooking their yards,
- 4] the adjoining properties will be overshadowed by the height of the development,
- 5] the adjoining properties to the south will lose the solar effect of the sun's warmth in winter caused by the overshadowing,
- 6] street parking is already congested in Hay Street and in Anzac Avenue. Expanding the number of families living in the existing 4 dwellings to 11 dwellings will further exacerbate the parking situation, especially if there is a gathering [visitors] within the development,
- 7] Hay Street and in Anzac Avenue are both narrow streets. The development will increase the existing traffic congestion,
- 8] to the best of my knowledge, the properties involved in the development share a storm water easement that flows into the storm water gutter in Anzac Avenue at the corner of Hay Street. With the significant increase in roof area, the easement would not be able to cope with the additional outflow, and nor would the storm water gutter. As it is, when there is a heavy downfall of rain, the storm water cascades across Anzac Avenue.

Thank you.

R & L Sinclair
999a Pittwater Road
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