
Sent: 21/07/2023 3:12:29 PM
Subject: Objection: DA 2023 0868 [37 Hay Street Collaroy]

Dear Council

To the best of our knowledge, there has, to date, been no high density development in Collaroy south of Brissenden Ave. Your approval of DA 2023 0868 will set a precedent that will quickly reshape this part of Collaroy and with detrimental impacts on the environment, the value of existing free standing homes and the public's access and enjoyment of Griffith Park and the Long Reef headland. These impacts are detailed below.

Traffic congestion

Congestion is already a problem in the southern part of Hay St and this development would exacerbate the issue. This issue is particularly acute over weekends with all parking on Pittwater Rd used as a 2nd hand car yard as well as the influx of visitors to the enjoy the headland, sports facilities and dog-friendly Griffith park.

Cyclist hazard

Hay St (south of Anzac Ave) is a demarcated cycle route used frequently by cyclists. Throughout the day & night most of the parking zones, on both sides of Hay St, are used making allowing only 1 car or cycle, to travel either up or down the road. This poses a safety risk for cyclists with many avoiding this recommended route for good reason. This problem will be exacerbated by the additional numbers of residents & visitors at the proposed DA location.

Value destruction for nearby homeowners

If this DA is approved the value of nearby single properties will plummet. Once the precedent has been set, to allow high-density housing in the suburb, the uncertainty (that high-density housing will spread throughout the suburb) will cause the value of single properties to reduce. Buyers would require a market discount to price in this uncertainty. To minimise this impact nearby single property owners would need to aggregate their holdings in a high-density housing DA of their own. Adjacent properties to which this would probably apply are:

- 30 to 40 Hay St
- 983 to 993 Pittwater Rd

Council's power to reject such applications will be severely reduced given the precedent already set.

Once subsequent DA's are approved the knock-on effect will spread throughout Colloroy (south of Brissenden Ave)

Long term expansion of high-density housing throughout Colloroy suburb (south of Brissenden)

In the event of this DA being approved, its precedent will lead to valuation imbalances in the suburb and lead to a flood of high-density DAs. This decline in value of existing single standing homes, absent a high-density DA, will incentivise existing homeowners to not maintain and upgrade their properties and/or lodge high-density DA with their adjoining neighbours.

Environmental impacts

As high density housing expands throughout Collaroy (south of Bissenden Ave) the environment will suffer from more residents, cars, congestion and most significantly, less green space. This area is home to a number of beautiful old trees and native wildlife that will inevitably suffer.

Please could council advise as to whether it's longer term development plans for Collaroy (south of Brissenden Ave) have any active intent to promote high-density housing or not?

We urge council to not approve DA 2023 0868 in any form.

Derrick and Alison Jones
Owners: 24 Hay St, Collaroy