
Sent: 25/07/2023 7:33:04 PM
Subject: DA 2023 0868 37 Hay St Collaroy NSW 2097 Webber & Harrison
Attachments: E Webber & B Harrison 993 Pittwater Rd DA 2023 0868 Submission .docx;

Dear Sir

Please find attached Objection to the DA 2023 0868 – 37 Hay St COLLAROY NSW 2097

Thanking you

Ernest Webber & Barbara Harrison

RE: DA 2023 0868

37 HAY STREET COLLAROY NSW 2097

Submission of Objection by Ernest Webber & Barbara Harrison

993 Pittwater Rd, Collaroy NSW 2097

Dear Sir,

We are writing to strongly object to the proposed development DA 2023 0868 - 37 Hay St. The unacceptable visual bulk and scale is inconsistent with the street's character of low density and low impact single dwelling housing. The development does not comply with SEPP legislation especially the FSR Standards, the NBC wall height and setback controls.

Our major concerns are outlined below:-

The visual bulk and scale is definitely not in keeping with the existing neighbourhood amenity and streetscape.

Overshadowing Impacts – The massive bulk and height of the proposed development must decrease all neighbours hours of Solar.

Adverse Privacy Impacts on private outdoor space - The close proximity, bulk and height consisting of large glazed areas and balconies along the east side of the proposed development will severely impact all houses to the east and south of the development. (picture 1) In particular the private open space of the residents in 993 Pittwater Rd are severely impacted as the open balcony of Apartment One has direct sight of this area. (Picture 2)

Picture 1



Picture 2



Excavation - is only metres from our garage which is on the boundary fence. When excavation takes place is there any measure to ensure that our garage and house will not be damaged. How is the spoil of this excavation removed without causing excessive traffic congestion in the local area? Already trucks have trouble navigating both Hay Street and Anzac Ave due to them both being very narrow streets with parking and traffic all hours of the day? What controls are in place with to reduce noise and dust impact?

Stormwater - is a major concern, at present our backyard has very little stormwater in heavy rain however we noticed in the plan that there is proposed for a retaining wall to be built on our boundary fenceline. Due **to lack of detail** in the plan the height of this wall can only be estimated and of more concern is that it is to be filled with soil up to POS level. Currently our neighbours backyard is the same level as ours. From some of the plans in the Master Set it looks like the ground level is to be increase of at least 2 meters which alters the existing topography of the site. This change must alter the stormwater and ground moisture in the future with potential to affect our backyard and our garage.

Anzac Avenue and Hay Street both have considerable upstream stormwater catchments. The application has not demonstrated whether the properties are affected by overland flow and, if so, how the development intends to manage overland flow without adversely impacting flooding on surrounding properties.

The driveway design in Hay Street provides for a stormwater flow depth of 40mm in the kerb & channel. The applicant has not demonstrated that this will be adequate to avoid water in Hay Street entering the driveway, flowing into the basement, and impacting adjacent properties. The driveway profile across the verge will also be unsafe for pedestrians due to excessive cross-fall. Extract from the engineering plans at side.



The development proposes a 375mm diameter pipe in Anzac Avenue to connect to the existing drainage system at the intersection of Pittwater Road. The design of the new stormwater pipe suggests it will be adequate for 1 in 100-year storm events, but that does not consider upstream runoff from Hay Street or Anzac Avenue. The design of the on-site detention system will also need to consider the updated hydraulic grade level for the drainage system in Anzac Avenue with upstream catchments included.

Topography - Of great concern is the non-compliance of the development not being constructed from the existing topography on our boundary with Number 43 Hay St. It is proposed that a retaining wall will be built across our entire boundary line and part of 991 Pittwater Road which increases the completed development approximately 3 metres higher than it should be. This will definitely impact both overshadowing, stormwater and increasing the amount of loss of private open space, as the open balcony of apartment No. 1 as it is in direct sight of our private outdoor space with the floor level in line with our garage's roofline on our boundary. (Picture 3 & 4) In Section 4.15 of the EPAA : B1 Wall Heights "the control establishes that walls are not to exceed 7.2 Metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building" (McNamara, D. *Statement of the Environmental Effects* p31)



These photos show 993 Pittwater Rd's Garage (to the left) and 43 Hay St's garage (on the right) which at present is almost equal to each other. The proposed retaining wall on the boundary is just below the top of the hedge.

Picture 3

Picture 4



Traffic – is already congested, with parked cars and narrow streets, cars must weave in and out to pass each other. The proposed development will only increase the congestion.

Precedent - If the council allows this proposed development with its bulk, scale and density which is excessive and inconsistent with the establish single dwelling character to be built, we believe that it will be the start of higher rise in an area zoned as B2 Residential.