
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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28/07/2023

MR Julian Edwards
- 1 Suffolk AVE
Collaroy NSW 2097
[REDACTED]

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

Attention:
Louise Kerr
Director Planning and Place
Northern Beaches Council

Re: Objection to the proposed Seniors Housing Development at 37, 39, 41 and 43 Hay Street Collaroy DA2023/0868 by Collaroy Living.

Being a long-time resident of the Northern Beaches for 43 years and a ratepayer in Collaroy for 17 years, I was genuinely taken aback and concerned when I learned that a development application (DA) of this magnitude was permitted to be lodged through the Northern Beaches Council. The proposal pertains to a Seniors Housing Development at 37, 39, 41 and 43 Hay Street Collaroy.

As per the zoning regulations set by the NSW Government Planning Department, Collaroy falls under the R2 Low Density Residential zoning, which also encompasses the properties at 37, 39, 41 and 43 Hay Street Collaroy.

My distress arises from the fact that the developer, Collaroy Living, appears to be exploiting the R2 Low Density Residential Zoning by taking advantage of a loophole in the NSW Government Planning Department's Housing Policy and Seniors Living Policy, seemingly driven by nothing but greed.

Hay Street, Collaroy, is a quaint and narrow residential street that is currently grappling with an increasing number of cars. The proposed Seniors Housing Development, as outlined in Collaroy Living's DA, would potentially introduce an additional 2 cars per household, considering there are 11 houses planned. This sums up to 22 cars. Moreover, accounting for an estimated 1 visitor car per household, we anticipate an additional 11 visitor cars.

Consequently, the proposed development would lead to a minimum of 33 new vehicles entering a small and already congested residential street, raising serious concerns about traffic congestion and other implications.

It is my fervent hope that the Northern Beaches Council, along with the NSW Government Planning Department, thoroughly considers the impact of this development on the existing community and adheres to the appropriate zoning regulations to preserve the character and

integrity of our beautiful neighbourhood.

Thank you

Kind Regards

Julian Edwards