

---

**From:** Michael Eaton  
**Sent:** 26/07/2023 10:12:37 AM  
**To:** Council Northernbeaches Mailbox  
**Subject:** Development Application DA 2023/0868 37-43 Hay Street Collaroy NSW 2097

To Northern Beaches Council,

**Re: DA 2023/0868 37- 43 Hay Street COLLAROY 2097**

I am lodging my strong objection to the above Development Application.

The reasons for my objection are as follows.

1. The development is inconsistent with the current neighbourhood amenity and also with the desired future amenity. The surrounding area to the proposed development is composed of single dwelling houses and this development of high density housing is out of character with the current type of housing.
2. As a resident in the street we already experience problems with traffic flow and congestion. Hay Street often is reduced to a single lane due to parked cars. A high density development like the one proposed will add to this congestion. The intersection of Anzac Parade and Hay Street is at times gridlocked, as west bound cars wanting to turn left into Hay Street from Anzac Parade (ie right at the site of the proposed development) are forced to stop in Anzac Parade and wait for cars to exit Hay Street before they can then enter Hay Street. Thus causing a dangerous backup of traffic in Anzac Parade. The proposed development will add to this problem.
3. Hay Street already experiences parking difficulty in the area of the proposed development. Due to the Pittwater Road Clearway Conditions we often find residents of Pittwater Road need to park their cars in Hay Street. Whilst the new proposal will have onsite garages the reality will be that more cars will be parked on Hay Street. Garages are often used as storage spaces with cars then parked on the street. This will add to the current parking difficulties and significantly add to the congestion described in point 2 above.
4. Hay Street is a cycle path between Collaroy and Dee Why that is well utilised by the wider community. It would be an unwise and unsafe plan to have more cars entering Hay Street from driveways that adjoin the cycleway.
5. I understand the proposed development does not comply with SEPP FSR standards.
6. The proposal does not meet with Northern Beaches Council Wall Height and Setback controls.
7. The immediate neighbours will be adversely impacted by shadowing and loss of privacy.

Thank you for accepting my objection to the above proposal.

Yours Faithfully

Michael Eaton

15 Hay St, Collaroy 2097

E: [REDACTED]

M: [REDACTED]