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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

27/07/2023

MR Simon Burns  
25 Hay ST  
Collaroy NSW 2097  
[REDACTED]

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

Strong objections to the development, including on the following grounds:

1. Traffic impact assessment is flawed and incorrect. Contrary to what the report says, the majority of Hay street does not accommodate kerbside parking and vehicle flow in two directions - as cars parked on each side effectively render the street one way at a time. My car, when parked out the front, has been side-swiped three times in the last two years due to lack of proper traffic flow down Hay street and we've had the same happen to a guest's car. The traffic issues on Hay street also mean the street is unsafe for our kids.

This is all before we have increased traffic issues as potentially 22 new cars are added in street - noting also that people exiting the new development will likely run into one way congestion with cars turning off Anzac and into Hay Street, causing increased traffic queues (which already happen today) and dangerous situations, particularly as they will have little visibility of traffic flow due to parked cars on the kerbside.

2. Whilst the development has 2 private parking spaces per dwelling it has less than the recommended number of visitor parking spaces per dwelling making it NON-COMPLIANT with Appendix 1 of the Warringah Council Development Control Plan which requires at least 1 visitor parking space per 5 dwellings.

3. 69m of clear line of sight is required from the drive way, which is not consistent with the proposed development and the trees indicated on the master plan, nor the fact that there will be dense kerbside parking. Again, this will create dangerous traffic conditions.

4. The location is actually not well situated for seniors housing. There is no access to B-line buses without a considerable walk - which is essentially too far. The traffic impact assessment itself notes "the subject site has limited access to public transportation". Any convenience store and similar services (such as the IGA in Collaroy, post office etc) is really too far for normal /regular walking for seniors.

5. The Collaroy area (in the main shopping area) already has material number of apartments and dwellings that are suitable for seniors living (with more on the way). This, together with the Salvation Army Aged Facility, provide more than ample housing options for Seniors in the locality and there is absolutely zero need for this development.

6. The development materially breaches - by 150%, "NON-DISCRETIONARY" floor space ratios with no reasonable justification for the breach or mitigations in place. The additional

density is not required, and is out of place with the rest of the locality, and amplifies the traffic, parking and congestion issues raised above.

This breach of floor space ratio also results in unnecessary removal of trees and vegetation that could otherwise be retained by a complying development, and such flora is so critical to retain for both the character of the area and to sport native wildlife.

5. It is not clear that many of the dwellings properly comply with the requirements for independent living units. For example, the Access reports appears to state that only units 5, 6 & 7 are compliant with cl 17. Each of the kitchens also only have 1200mm circulation space, not 1550mm making them non-compliant. The laundries do not have adequate circulation space without removing the joinery - so are therefore non-compliant with the required joinery. All of these non-compliances lead to a conclusion that the development is far too dense for the site.

Compliance with the FSR would naturally enable full compliance with the rest of the requirements for independent living units, as well as the breached wall height and setback controls and a better outcome for all involved.

These controls are all there for a reason. It would be extremely disappointing if the council did not actually enforce them.

Overall, the development detracts, rather than adds, to local amenity. It will create traffic and parking issues, it unnecessarily removes large established trees, it is out of place with the local character - including re density bulk and scale, and it isn't required to satisfy a local demand for additional seniors accommodation and isn't ideally situated for the same.

It is merely a developers' attempt to make money.