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Sent: 23/07/2023 9:24:02 AM
To: DA Submission Mailbox
Subject: Online Submission

23/07/2023

MRS Shane Clements
36 Hay ST
Collaroy NSW 2097
[REDACTED]

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

We have lived at 36 Hay Street for 12 years with our two children and pets. Having lived in the street over this time we know that we have valuable background information to be considered for the proposed Seniors Living on Hay Street.

Traffic Generation

The proposed Seniors Living has 24 new car spots which will result in an increase of 24 cars permanently accessing Hay Street and Anzac Avenue. When you include visitor cars this will impact parking in the street, which is already at maximum capacity.

Driving in Hay Street and Anzac Avenue is already very difficult and, most of the time, dangerous. The general public use Hay Street to park their cars on the weekends when they are going to Griffith Park for sporting events and/or the beach and when they are visiting the iconic pie shop on Pittwater Road. To turn right or left onto Anzac Avenue from Hay Street is dangerous as you cannot see up or down the street due to parked cars. Hay Street and Anzac Avenue are thoroughfares for cars, motorists use it as a bypass to Pittwater Road and to access Collaroy Plateau 24 hours a day. Motorists have to pull over to let other cars move through as there is not enough room for two cars to pass each other. On bin day rubbish trucks cannot move up and down the street safely. Many accidents have happened on both streets with cars turning corners and trying to turn onto the streets. Both streets are effectively one way streets 24 hours a day.

Hay St is a dedicated council bike path (painted on the ground of the road and street signage) through the Northern Beaches. Hay Street has professional pelotons and children riding up and down the street 365 days a year. When these pelotons are coming down the street they move very fast and cannot stop quickly, cars turning out of the proposed building will have difficulty seeing the bike riders. Safety for bike riders must be considered.

The traffic assessment carried out by the developer on the 5th June 2023 does not consider the street it only considers the carpark of the proposal. Before this development application is approved, an independent traffic survey should be carried out by Northern Beaches Council to mitigate accidents that will happen as a result of this development. Safety for Seniors, bike riders and children in this street will be an issue if modifications are not made to the proposed driveway.

Visual and Acoustic Privacy

No consideration has been given to the loss of privacy and acoustic impact for the property 36

Hay Street that is directly opposite the Hay Street Elevation shown in Figures 7 and 8 in the Environmental Impact Statement for the development application.

The entire Hay Street Elevation shown in Figures 7 and 8 looks directly into the living area and bedrooms of 36 Hay Street. Screens need to be included along this entire elevation to protect the privacy of other residents who live no more than 5 metres from gutter to gutter of the proposal.

The proposed driveway is directly opposite the bedrooms and living areas of 36 Hay Street. This will impact the owner's sleep and privacy. Vehicles going up and down the driveway will look directly into the 36 Hay Street living area and master bedroom. At night time lights will shine directly into the master bedroom and living areas. This is a loss of privacy for residents and will cause substantial impact on their mental health as sleep patterns are disturbed by the noise of cars and their lights disturb sleep patterns.

Amenity

Currently residents of 36 Hay Street have views of the ocean and green space. See Photo 3. Seeing the ocean and green space is a positive impact on the quality of life of the residents. Once they build the proposal all views of the ocean and green space will be lost. This will directly impact the residents' quality of life.

The proposed building will affect the residents at 36 Hay Street quality of living for the entire build. The levels of anxiety and mental health impacts on the residents must be considered in this application. The noise from the build will affect them from beginning to end. All of the current residential houses proposed to be demolished contain asbestos. Air quality at 36 Hay Street will be severely affected not only during the demolition phase but also during the build phase. Photo 3 shows how close residents at 36 Hay Street will be to the demolition and construction everyday and night.

We strongly object to this development proposal and believe it is an unsafe development for current residents and new residents.

Shane and Michael Clements