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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 26/07/2023 8:37:15 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

26/07/2023

MR Mark Gilligan  
10 Hay ST  
Collaroy NSW 2097

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

Dear Council,

I strongly oppose the proposed development of 37- 43 Hay Street Collaroy into 11 apartments for elderly residents for the following reasons:

**Traffic Conjestion**

Hay Street is already congested, it is a main thoroughfare for locals and residents of the southern end of Hay who can no longer turn right from Pittwater Road into our street from the north. This section of Hay Street is very narrow with only single lane traffic flow when cars are parked. Please do not make the problem worse by adding 7 more residences (11 new apartments replacing 4 houses), it will inevitably create more need for parking (both occupants and visitors) on the street which is just plain dangerous. The corner of Hay and Anzac is already a problem zone as locals/residents navigate exit and entry. You might also want to ask the developers to provide a proper traffic safety report of the street instead of just the 24 capacity car park.

This development is also substantially non-compliant with SEPP FSR standards. It is also non compliant with NBC wall height and setback controls.

The facility is also not in an appropriate location for an 'over 55's' development, as it is not in close proximity to shops or other facilities. It is too far for elderly occupants to easily access supermarket/chemist/personal care retail outlets.

The facade is grossly inconsistent with neighbourhood amenity ie. privacy, shadowing, and sheer bulk of the development.

In summary, the project is inconsistent with the current and future desired character for the location. The proposed development would set an unwanted precedent for further such projects in locations that are not suitable for the intended purpose (higher density housing for a certain type of occupant, primarily the elderly). These types of developments should be encouraged in locations that are closer to facilities that will be required by the elderly occupants.