

From: Olivia Vizzard
Sent: 28/07/2023 11:58:59 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: DA2023/0868 Submission

Dear Northern Beaches Council,

I am writing to strongly object to DA2023/0868 37-43 Hay Street Collaroy.

Firstly the proposed development does not comply with current State Environmental Planning Policy housing 2021 (SEPP)


There is very little detail with the submitted drawings (ie. roof top services) & discrepancies with Geotechnical & Stormwater reports & no written evidence to substantiate the variations within the code?

Where are the Engineer, & Fire safety reports?

I live directly opposite this proposal in Anzac Avenue & will be impacted to a immeasurable level by such a large over development in a low rise residential area which now houses 4 individual dwellings on seperate titles.

This proposal is visually offensive, jarring, bulky & grossly out of character with any other property in this area. This proposal's heavy use of concrete, large brick work, height & setbacks is completely unsympathetic to the existing streetscape & does not comply with current FSR & setback requirements for SEPP housing

The homes which surround this proposal are predominantly 2 story single dwelling weatherboard costal homes which blend within the streetscape of the entire Collaroy valley.

In the proposal there will be 3 of the north facing apartments with 12 plus very large glass windows/doors including all living areas looking directly into our property which is severely over height as this does not follow the natural ground level & will affect all of our privacy, view aspect, & increase unacceptable noise levels.

The removal of all of large established mature trees & green canopy which is located on these 4 sites will have an unthinkable impact on the environment, not to mention the current green corridor we look through from our upstairs lounge room & balcony.

What about the native wildlife who call these trees home?
Isn't council meant to have a tree preservation order?

See photos from our property.





I am also dismayed at the thought of how this will impact the complete view & aspect from all of the public areas of Long Reef Headland & Griffith Park, not to mention the ecological destruction in a specified Aquatic Marine Park from the constant ground water that will be getting pumped into the stormwater system from the basement car park.

Traffic in Hay street can only be used in a one way direction with cars parked either side not as the traffic report states (in a two way direction?)

Adding another 24 plus car movements twice or more a day will cause absolute traffic chaos.

Traffic is already a a major problem in Anzac Ave this is a very busy arterial road that services Collaroy plateau & all local streets off it, along with all of Hay street, Cumberland & Lancaster Avenue etc. travelling in a south ward direction. We struggle to leave our driveway in a safe manner with vision impaired due to parked cars & traffic flow. The cross intersection of Anzac Ave & Hay street is an accident waiting to happen. We observe near crashes almost daily with cars parking close to this intersection as parking is not available anywhere on Pittwater road to use the local busy businesses on Pittwater road. Not to mention the large pedestrian presence this area & a designated cycle path.

If such a proposal was to be approved my entire family's health & mental well being would be significantly be put at risk with such long & tedious constuction phase not to mention traffic chaos & loss of complete lifestyle in a very sensitive environment close to many public amenity's that Collaroy has to offer.

I urge council to refuse this proposal on all grounds.

Regards,

Olivia Budarick
25 Anzac Avenue
Collaroy.

Sent from my iPad