
Sent: 25/07/2023 1:12:15 PM
Subject: DA 2023/0868 - OBJECTION

I wish to lodge an objection to the proposed development of 11 apartments on 37-43 Hay Street, Collaroy.

My objection is based on several points including:

- This is a low density, residential area . The development exceeds the threshold considerations for the type of area
- It is inconsistent with the nature of the area
- The proposed development does not comply with SEPP FSR standards
- Following access amendments made to Pittwater Road , Hay Street is essential access for residents on Pittwater Road when approaching their homes from the north. The street is already a bottleneck providing only single lane access. Building activity and then service vehicles on completion as well as additional residents will render the street inaccessible
- The proposed height will cause immediate neighbour problems with shadowing and privacy
- The proposed development does not appear to meet NBC wall height or set back requirements

In my opinion the proposed development is inappropriate and should not be approved

Regards
Kevin Dwyer