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**Sent:** 26/07/2023 9:50:18 PM

**Subject:** DA 2023/0868 - Letter of objection - 37, 39, 41 and 43 Hay Street Collaroy

To Whom It May Concern

We strongly oppose development application DA 2023/0868 for the reasons set out below.

**Size and bulk of the development:** The proposed development is an unacceptable overdevelopment of the 4 sites.

The Applicant is using SEPP (Housing) 2021 to develop residential apartments in a low density zoned area, but asking Council to vary (ie ignore) the 0.5: 1 FSR required by that SEPP. The application seeks to increase the non-discretionary FSR required by the SEPP by 50%. If a developer wishes to use an exemption to the low density zoning, they should be required to fall strictly within the parameters of that exemption. The current application does not.

Further, the development is not in the spirit of the SEPP which aims to allow affordable homes of a style compatible with the existing neighbourhood. This development achieves neither of these aims.

**Style of proposed development:** The proposed development is too large, visually bulky and is completely inconsistent and incompatible with the existing homes in the neighbourhood. It is not a low impact development and is not in harmony with the existing residential family homes.

The design, including the extended unbroken Hay Street facade (estimated to be approx. 56 metres), is detrimental to the existing streetscape and amenity of the neighbourhood.

The photo montage is inadequate as:

- it does not show the longer elevation on Hay Street, or how the development will look from Pittwater Road or from Anzac Avenue when entering from Pittwater Road.
- the viewpoint is for a pedestrian and not from the surrounding houses to understand the visual impact of lift overruns and any rooftop services, screening etc.
- it inaccurately shows existing trees as retained, however these trees are on the boundary of 43 and 41 Hay Street and will be removed as the development is unbroken between the 4 sites.

Further, any proposed rooftop installations (ie air conditioning units, solar panels, etc and associated screening) should be shown on the elevation drawings to allow an assessment of noise and visual impact and any subsequent view loss.

Hay Street, Anzac Avenue and the surrounding areas are a family neighbourhood, comprised largely of single dwelling homes. The development is inconsistent with the style and size of the homes in the area and is overbearing in bulk and scale. The development is incompatible with the historic charm of the area's beach style homes and detracts from the sense of community.

We refute the Applicant's assertion that the development recognises the desirable elements of the location's current character and maintains reasonable neighbourhood amenity and appropriate residential character as referenced in Division 6 of the SEPP. It is particularly unclear how they can make this assertion having regard to the size and bulk of the development.

Further, the development is not representative of the area's desired future character.

To allow this development would change the special character of Hay Street, Anzac Avenue and the surrounding area.

**Effect on neighbouring properties:** Neighbouring properties will be detrimentally impacted by the development, with reduced views and a substantial deterioration in privacy.

The façade of the proposed development on the Hay Street frontage is unbroken, imposing and out of character with the rest of the homes on the street.

The bulk of the development from the Anzac Avenue frontage unreasonably obstructs views of the ocean enjoyed from the highly used living room and entertainment balcony on the first floor of 27 Anzac Avenue, which is inconsistent with the requirements and objectives of the DCP.

The development's proximity to the rear boundaries means the development looms large over the properties at the rear which front Pittwater Road, resulting in loss of privacy and amenity for those properties. The height of the apartments means they will look directly into the properties at the rear.

The development does not observe the neighbourhood scale. The development will be highly visible and imposing from Griffith Park and across Pittwater Road. Replacing single housing with multi dwelling apartments on the corner of an already busy cross street will forever alter the character of the area.

Council must consider the need for suburbs with defined character and appeal. To approve this application does not do that.

**Loss of green space and trees:** The development results in a loss of green space and trees. There is vibrant bird life in this area including kookaburras, cockatoos and rosellas. The removal of trees will be detrimental to this bird life.

**Undesirable precedent:** the Applicant seeks to use the SEPP to overdevelop the sites in a manner that is not endorsed or supported by the SEPP. If approved, that overdevelopment will then be used as a reference to further diminish and destroy the character of the area.

**Effect on existing stormwater infrastructure:** Rains send large amounts of water down the street gutters of both Anzac Avenue and Hay Street, The street gutters adjoining 43 Hay Street regularly overflow. The excavation required to build basement parking for 24 cars will require pumps to remove the excess water which together with run off from the developed site, will put additional strain on the drainage system and the pumps will create noise disturbance for an extended period of time.

**Traffic:** Both Hay Street and Anzac Avenue are narrow roads for the amount of traffic they are required to accommodate. The traffic is congested and the existing road infrastructure struggles to cope. Hay Street is reduced to a single lane when cars are parked on either side. The intersection of these roads is too narrow for this development. Any increase in traffic (particularly increasing the number of homes on the 4 sites to 11) will result in increased vehicular movement, traffic noise, pollution and safety issues, with a resulting reduction in amenity.

The Traffic Impact Assessment does not accurately represent Hay Street - there is only 1 traffic lane in each direction if there are no parked cars. This is never the case. Further, Anzac Avenue has a 3T GVM limit which would regularly be breached during the excavation and construction phase.

There is a dedicated cycle route on Hay Street, and the development with its single driveway servicing 11 homes and 24 car parking spaces will create increased hazards for cyclists.

In light of the above, we respectfully request Council deny the application.

Kind regards,

Jo Bayes and Brian Bench  
27 Anzac Avenue Collaroy