
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 27/07/2023 7:45:55 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

27/07/2023

MRS Marie Randolph
35 Hay ST
Collaroy NSW 2097

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

Les & Marie Randolph
35 Hay Street
Collaroy NSW 2097

Re: DA2023/0868 - 37 - 43 Hay Street COLLAROY NSW 2097

Dear Sir/Madam,

My wife and I are opposed to the proposed development and urge the council to reject the associated Development Application - DA 2023/0868.

Background

We have lived at 35 Hay street, Collaroy for over 20 years and prior to this it was my wife's family home for a further 30 years. The low density family residential character and beachside culture of the Long Reef area of Collaroy has been the key driver for our long term residency in the area.

Our property is adjacent to the proposed development which encompasses the current residential housing between 37 - 43 Hay Street, Collaroy. Our close proximity to the proposed development has catastrophic consequences for us as we are significantly impacted by all of the adverse outcomes this building will impose on the area. These are outlined as follows and form the basis of our objection to the proposed development :

Adverse Visual Impact

The south facing wall of the proposed development is massive, approximately 8 metres high and 25 metres long. It runs parallel to the full length of our house and extends 10 metres beyond.

The height, length and proximity of this huge wall adjacent to our property will be oppressive and overwhelming when viewed from our house and rear garden. This is a significant visual impact for us that does not appear to be considered in the design or planning of this development.

The huge size of the proposed development is a direct result of the excessive FSR, Wall Height and Setbacks.

It would be useful to have height poles that demonstrate the actual height and form of the building.

Adverse Overshadowing Impact

The proposal is contrary to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 as it will have unacceptable impacts upon the amenity of neighbours' property, specifically with regard to overshadowing.

The height of the south facing wall of the proposed development has significant adverse impacts on our property in terms of loss of direct sunlight. The limited shadow diagrams provided within the applicant's proposal do clearly demonstrate the loss of direct sunlight on the property.

It is alarming to see how much loss of sunlight and new shadow there will be on our property due to the construction of the proposed development, i.e the new shadow in the rear garden at 3pm is now 90%, the front and sides of our property also show significantly more overshadowing. Almost the entire rear garden and a great deal of the rest of the property will be in shadow from the new development. There is no shadow from the current building cast on the rear garden and minimal to the rest of the property. The increase is alarming and concerning.

The excessive overshadowing of our property is a direct result of the excessive FSR, Wall Height and Setbacks.

It would be useful to have height poles that demonstrate the actual height and form of the building.

Adverse View Loss Impact

We currently enjoy North East views of the ocean from our sun room, lounge room, dining room and front bedroom. These water views will all be lost with the construction of this development and replaced with a view of the very large south facing wall of the proposed building.

Ocean views of our neighbours will also be lost or significantly impacted as will the public's view, from the street.

It would be useful to have height poles that demonstrate the actual height and form of the building.

Adverse Privacy Impact

The proposal is contrary to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 as it will have unacceptable impacts upon the amenity of neighbours' property, specifically with regard to visual privacy.

The proposed development will result in unacceptable overlooking of our property and associated private open space. This is inconsistent with the provisions and objectives of the DCP.

The proposed development will directly overlook our property and deny us our privacy. This is particularly relevant to our bedroom and lounge room windows, front and rear gardens.

Adverse Streetscape Impact

The bulk size of the building overall will be at odds within the current residential streetscape and the broader neighbourhood. This will cause a jarring visual impact and diminish the beach side residential character of the area. This impact is not in the interest of the residents in the immediate area or the residents of the broader surrounds.

Adverse Traffic Impact

Hay street is a narrow road that is already congested in terms of parking on both sides of the street. The parked cars restrict the flow of traffic to one narrow lane. The proposed development will make this worse by adding more traffic and on-road parking from residents and visitors of the proposed 11 x 3 bedroom units in this development. This will further increase the risk for safe transit along Hay Street and Anzac Avenue.

Hay Street is also a council designated cycle route to bypass Pittwater road. The increased traffic and additional on road parking required from the proposed development will result in increased risk to the many cyclists that use this route.

In summary we believe the proposal to be noncompliant to planning policies resulting in the direct adverse impacts on us, our immediate neighbours and the local community and such it should be rejected.

Regards

Les and Marie Randolph.
35 Hay Street,
Collaroy, NSW, 2097