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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 25/07/2023 10:35:11 AM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

25/07/2023

MS Katherine Rees  
28 / Hay ST  
Collaroy NSW  
[REDACTED]

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

Northern Beaches Council  
Letter of Objection  
RE: DA 2023 0868

We are writing to strenuously object to the above DA lodged with council. Our objections are outlined below.

Character and amenity of the area for existing residents:

It is our understanding that this developmet exceeds the threshold considerations for 'low density, low impact'. Replacing single housing with multi-dwelling units on the corner of a very busy cross-street will forever alter the existing character of the area, setting a precedent for high-density in an area of mainly single-dwelling houses.

Council must consider the needs for suburbs with defined character and appeal. Hay St and its surrounds mainly consists of single-dwelling houses, with greater densities to the north (Collaroy beach) and south towards South Creek Road. With climate change affecting coastal areas in the decades to come, what is allowed to be built now will have effects well into the future.

Traffic Congestion:

Intersection of Anzac Pde and Hay St is already congested with through traffic impacting local residents, and with parking by visitors and residents cars alike.

Intersection of Anzac Pde and Pittwater Road is poorly aligned resulting in numerous 'near-miss' accidents. Additional construction traffic and subsequent increase in residential cars exciting and entering Hay St will increase the risk of accidents at this already over-saturated intersection.

The intersection of Anzac Pde and Pittwater Road is a busy bus stop for the children of local residents and additionally, children of residents further up the Plateau. The corner of Anzac and Hay St is often utilised by parents as an unofficial 'pick-up' spot for their children. Construction and then the proposed dwellings (with underground parking access and egress) will push these cars waiting for bus passengers further down Hay St, resulting in increased traffic for these residents.

Construction will impact our children (and others) using the bus service who currently alight onto Pittwater road and use the Anzac / Hay St footpath. This would be a potentially dangerous mix with young children and increased heavy truck and vehicle movements during a lengthy construction period.

Hay St is a demarcated cycle route, used on weekdays and weekends by a variety of different-level cyclists (family, recreational groups and semi-professionals) adding to the complex mix of potential traffic hazards to the existing and potential road users.

#### Environmental Impacts:

Heavy coastal rains send large amounts of water down Hay St. The gutters are regularly overflowing and unable to cope. The excavation required to build underground parking for 22 cars will require pumps to remove the excess water created by digging down under the current residential footprint. This will add to the disturbance of construction noises to existing residents; possibly creating noise 24/7 for an extended period of time.

Noise will adversely affect residents, including those of us who work entirely from home, with the potential health effects that come along with a large-scale and complex build. Including but not limited to dust, potential asbestos removal, extended periods of excavation noise in a close street, increase in vehicle movements.

The amount of green space lost to building space of this development is out of character for the local area.

The development, to our understanding, does not comply with wall heights, setback controls and unduly affects the immediate neighbours opposite.

The trees that are currently on the properties of 35 - 43 Hay St add to the important 'tree corridor' of the local area. Many yellow-tailed black cockatoos use these trees as resting stations between their feeding grounds. Hay St is also a Powerful owl corridor; having been home to a breeding pair in the past. We should be encouraging and finding ways to enhance the native environment, rather than adding ever increasing pressures with oversized developments, such as this one.

#### Utilities access and reliability:

Residents working from home rely on uninterrupted service from key utilities. The proposed development could adversely impact telecommunications wires and conduits potentially leading to disruption and outages for key telecommunications services - specifically high speed NBN.

Interruptions to power supply will cause potential loss of income for those residents who are fully remote, and who have no alternative but to work from home. Noise from a large-scale construction will make working from home for these residents, near impossible.

#### Over 55s accommodation:

While the State Government may be keen to provide further housing opportunities for the elderly, this isn't it. This development appears a cynical way to maximise profits for a small number of current land owners, by taking advantage of political headwinds. This development

will provide no residential homes for the elderly with complex needs. It will, if passed, set a damaging precedent for the area and, as it is currently, this DA does not meet compliance under SEPP FSR standards.

We urge you to look at the level of disruption that will come with this development and the irrevocable loss of character it will bring to a much-loved and valued area of the Northern Beaches.

Sincerely,

The Rees - Cowie Family