



Neighbour
Collaroy NSW 2097

December 2020

RE: Proposed development at 4 Collaroy Street and 1 Alexander Street, Collaroy - (DA2020/1453)

Dear Neighbour,

I'm reaching out about a DA Application (DA2020/1453) that I recently submitted with the Northern Beaches Council, in regards 4 Collaroy Street (currently YHA backpackers) and 1 Alexander Street (currently a block of 5 residential units and 3 small retail shops – Chillax Cafe, Bike Shop and Collaroy Physio).



The lodged DA is currently in the public notification period, which will end on 19 January 2021 – and I am reaching out as part of community engagement personally to express, in my own words, important aspects of what I propose delivering.

As background, I have lived on the Beaches for 30 years with my family - the last 15 years in Collaroy. HCAP Developments, an award-winning developer, purchased the combined site with two-street frontages some 4 years ago.

With community support, we propose delivering a low-rise boutique development of exceptional quality - a beach theme – a soft coastal Hamptons feel of Collaroy.

If approved, it will be the most significant development in Collaroy Town Centre for 50 years – a truly generational opportunity to deliver positive change.

HCAP Developments Pty Limited (ACN 167 102 329)
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Site History

FYI only and as background reference, 4 Collaroy Street and 1 Alexander Street has gone through considerable planning schemes over the years, which I am sure comes as no surprise.

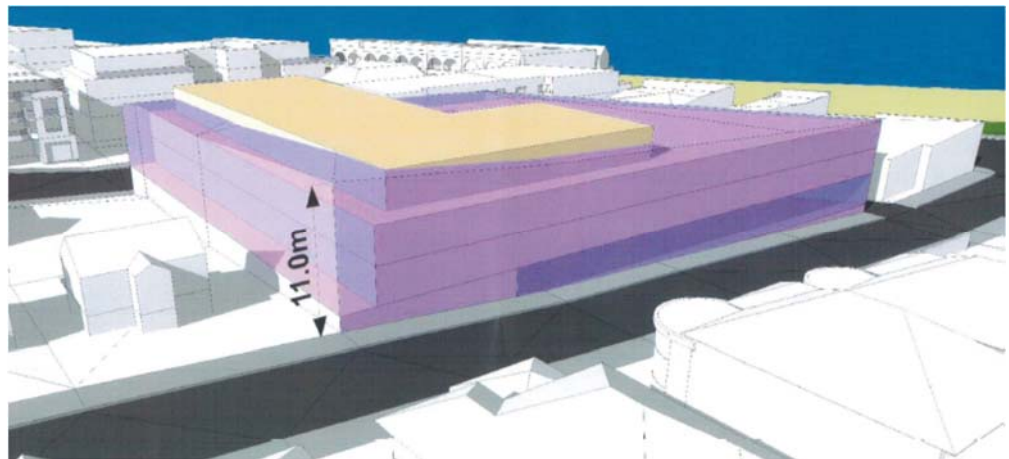
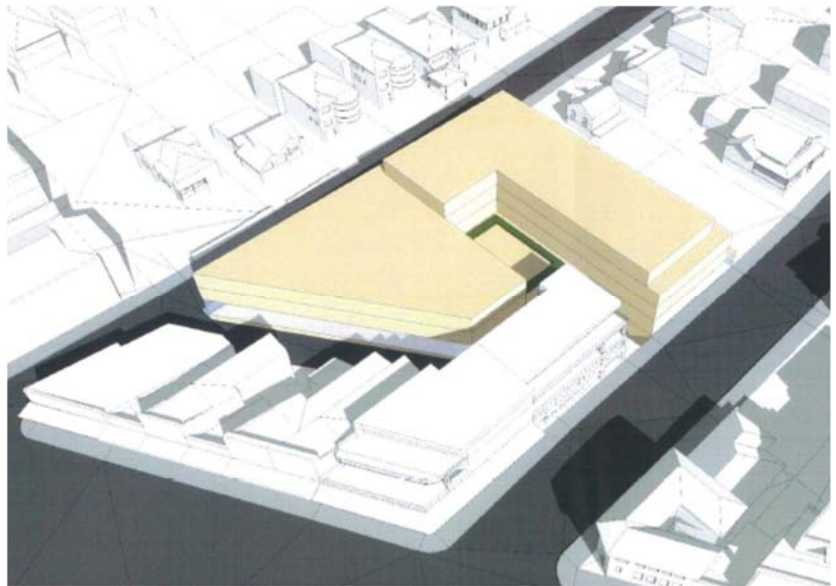
The previous owner of the site had big plans for redevelopment. FYI only, I share with you the concept plans from a Pre-DA meeting held with Council 5 years ago, in August 2015.

A summary of the meeting with Council is as follows:

The previous owner proposed two options: Option A (Contained Site) and Option B (Collaroy Square)

1. 2015 – Previous Owner, Option A (Contained Site):

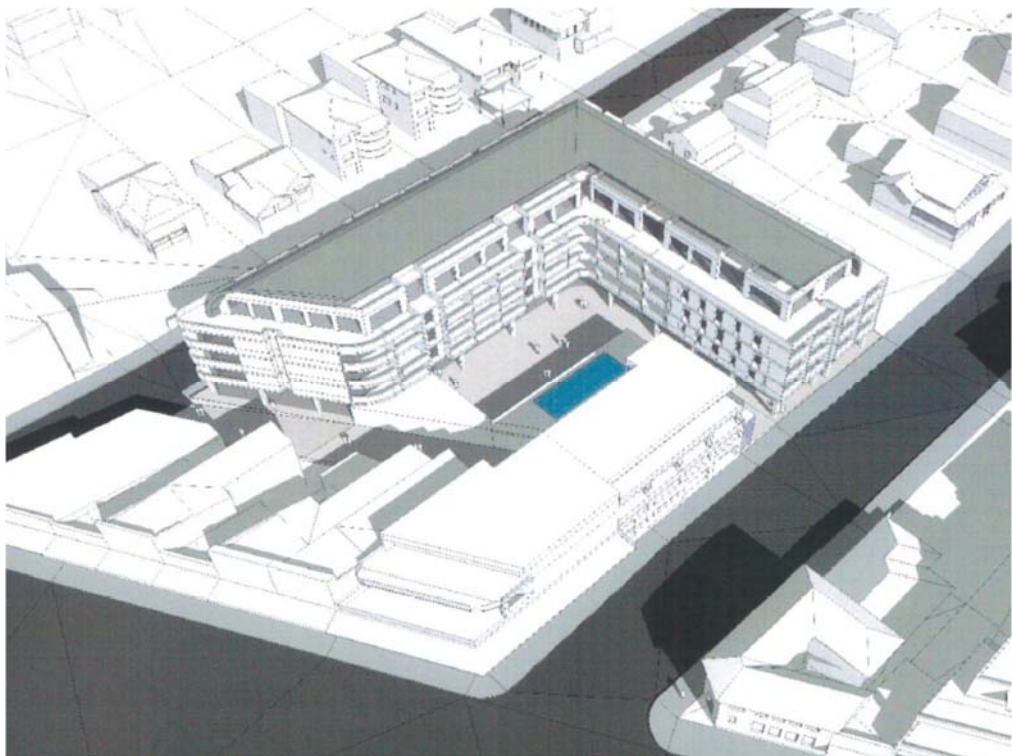
- comprising a building 4 storeys in height
- 2 below-ground basement levels of car parking
- ground floor supermarket retail (2,200 m²)
- 3 floors of residential apartments
- bulky building with no breaks
- a large basement area proposed
- 110 parking lots provided – **96 parking lots short** to meet LEP guidelines





2. 2015 - Previous Owner, Option B (referenced as Collaroy Square):

- 7 storeys in height
- 2 below-ground basement levels of car parking
- ground floor supermarket / retail (1,230 m²)
- 6 floors of residential
- tall building with no breaks
- a large basement area for car spaces proposed
- 110 parking lots provided – **58 parking lots short** to meet LEP guidelines



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Having purchased the site in 2016, our newly lodged plans have come a long way to improve the area. Just thought you may be interested in the journey, which proposes a development in line with the desired future characteristic of Collaroy and deliver much needed community outcomes.

Importantly, the proposed development is compliant with LEP parking requirements and solves long standing traffic and parking issues around the village.

Boutique retail offering: Proposed is a coffee shop on Collaroy Street, and 3 retail spaces on Alexander Street (which significantly improve street activation and outdoor space).

93 car spaces provided, of which 22 are on-grade car spaces for the retail / visitors alone.

46 bike racks for residents and visitors.



Artist's impression - Looking Up Alexander Street



Artist's impression - Looking Up Collaroy Street

The supermarket chains are disappointed about the revised boutique scheme, which removes a previously considered supermarket on ground level – cutting them out of expanding into Collaroy.



Key aspects of what we propose delivering:

1. We will clean up the street frontages on Collaroy and Alexander Streets by removing the existing old structures and improving the haphazard planning that has occurred over the years.
2. We will deliver a coastal inspired development, a soft “beach feel” weatherboard exterior - improving and activating the streetscape with high quality materials and inspired design. It will also feature beautiful landscaping, green technology, security, residents’ amenity, stone feature walls and louvered window coverings to match a coastal Hamptons inspired feel of Collaroy.
3. We are demolishing the dated looking and often complained about Collaroy YHA backpackers - with its 65 rooms, 226 beds, outdoor rooftop pool and lack of parking for its staff and its party going guests.
4. Will incorporate 39 large sized 1, 2 and 3-bedroom residences in line with the changing demographic, with ample secure parking and storage provided. Designed for “locals”, owner occupiers and downsizers, our aim is to enhance the community feel and fabric of Collaroy.
5. We will significantly improve parking in the Town Centre, by providing 37 extra car spaces that are currently undersupplied on the existing site. In total, 93 car spots will be delivered in the development, of which 22 are dedicated as on-grade parking for the development’s new shops and visitors. This removes cars off Collaroy and Alexander Streets, a massive win for the community. We will also deliver 46 bike racks for the development’s residents and visitors.
6. We are proposing to improve the walkability of the precinct and make the area more liveable for the locals and residents, by building a pedestrian through site link between Collaroy and Alexander Streets.

Photo looking down Alexander Street:



** Artist's image of proposed development - Alexander Street (without full street greenery shown).*



Photo looking down Collaroy Street:



** Artist's image of proposed development - Collaroy Street (without full street greenery shown).*

The images depict a low-rise development, blending in. Up close, you feel and see the soft weatherboard exterior, to match a coastal Hamptons inspired feel of Collaroy.

We aim to deliver a development in line with the desired future characteristic of Collaroy and deliver much needed community outcomes. I encourage you to have your say and submit feedback to Council in regards what is being proposed. You simply go to the Northern Beaches Council website and search for the DA Application DA2020/1453.

With your support we will deliver the most significant development in Collaroy Town Centre for 50 years. It is a truly generational opportunity to deliver positive change on the largest, single owner, remaining land holding in the town centre that is yet to be redeveloped and, at the same time, which is capable of delivering a project of such scale and strategic significance to Collaroy Village and the beaches community.

Please do not hesitate to reach out to me at any time if you have any questions – email or phone.

Yours sincerely,

Steve Howell
CEO
HCAP Developments