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Collaroy: \$18m luxury shop top housing proposed tipped to revitalise beachside suburb

A luxury shop top housing development which would be located on the Collaroy beachfront has been tipped to revitalise the area, sparking community interest.

Madeline Wong

@madelainerwong January 14, 2021 - 4:47PM Manly Daily



An \$18m shop top housing development has been tipped to revitalise Collaroy village. Picture: Northern Beaches Council website

An \$18m luxury shop top housing development tipped to revitalise Collaroy village has sparked community interest, with the council receiving almost 100 submissions.

Most comments have praised the proposal which introduces much-needed parking to the area with hopes it will also bring more foot traffic to local businesses.

However, some residents have concerns over building height, tree loss, and noise.

The neighbourhood currently has a three-storey building height limit, but the developer has requested a variation request for a four-storey building.



A new development is being assessed by Northern Beaches Council which would demolish “rundown” buildings and replace it with modern shop top housing. Picture: council website

The project at 4 Collaroy St and 1 Alexander St is being brought to the northern beaches by Collaroy resident Steve Howell, owner of HCAP Developments.

It will involve demolishing the two existing “rundown” three-storey buildings and constructing a contemporary four-storey “Hamptons style” shop top complex with 39 apartments.

One of the existing buildings has 65 boarding rooms, run by Sydney Beachouse YHA.



The existing building at 4 Collaroy St, Collaroy. Picture: John Morcombe

The new building will have four ground floor shops located above a basement carpark with 93 parking spaces, including 22 spaces for commercial, retail and business use.

A report on the Northern Beaches Council's website on behalf of the developer states the proposal will provide a "diversity in housing choice, while ensuring that the Collaroy and Alexander Streets remain activated through the provision of larger than current ground floor retail tenancies."

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The existing site at 1 Alexander St, Collaroy. Picture: John Morcombe

It also notes the current site has a “shortfall of 37 [parking] spaces on site” and the backpacker’s hostel caused “frequent and ongoing noise complaints” and reports of “alleged partying in the adjacent council carpark”.

Mr Howell said he had put a lot of thought into the project and was overwhelmed by the positive response.

“I’m a Collaroy local and I want to make a positive change for the suburb I love,” Mr Howell said.



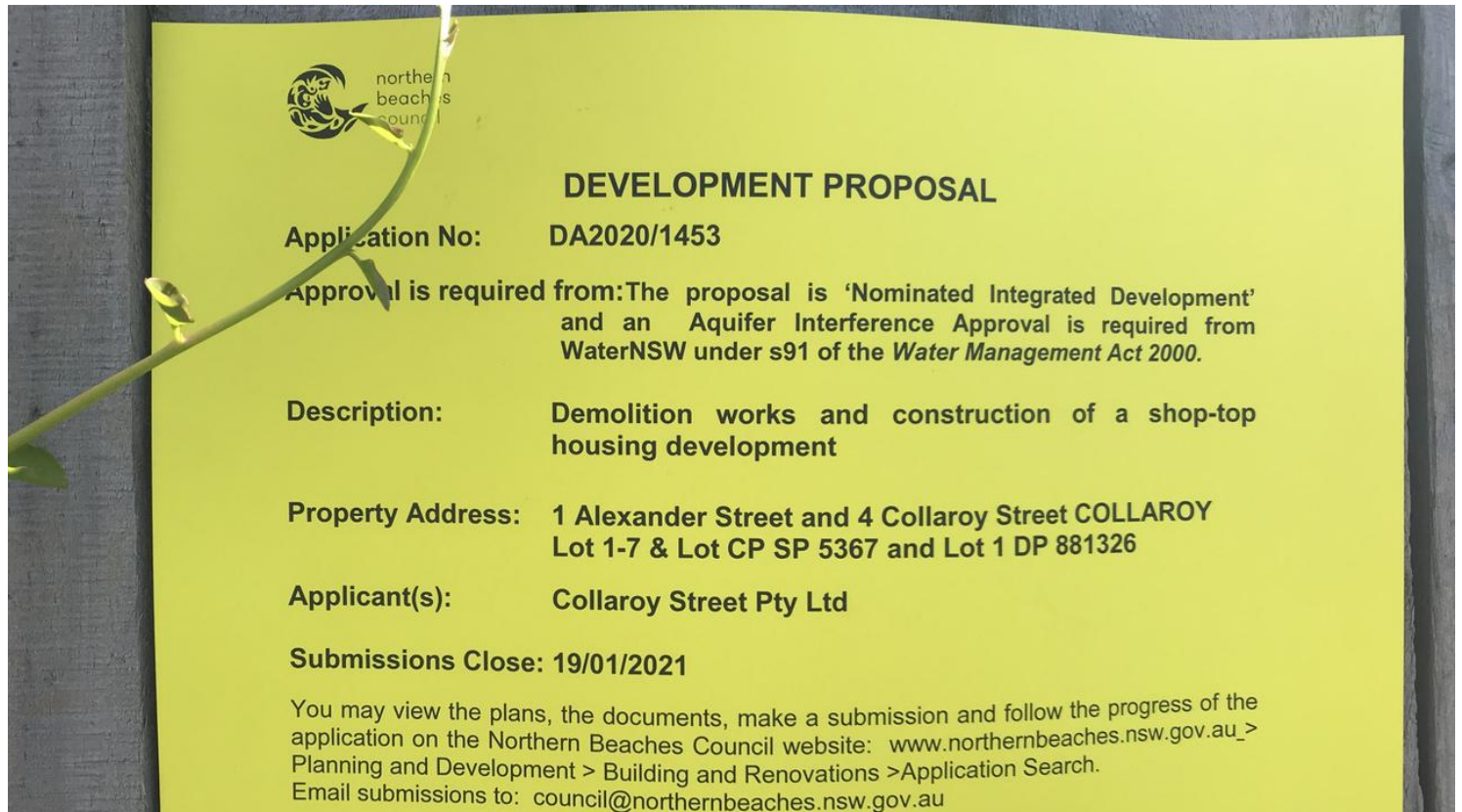
An existing building at 4 Collaroy St, Collaroy, which is set to be demolished if a development is approved. Picture: John Morcombe

“There hasn’t been a large development of this scale for 50 years. It improves the suburb’s future

characteristics and provides better parking and traffic solutions.

“I’ve heard a lot from people who’ve lived here all their lives and love it but they say it’s missing a vibrant village. It’s been suffering for a long time.”

He said the development would boost foot traffic and bring outdoor seating to the cafe and have a green focus with solar panels and potential electric car charging stations.



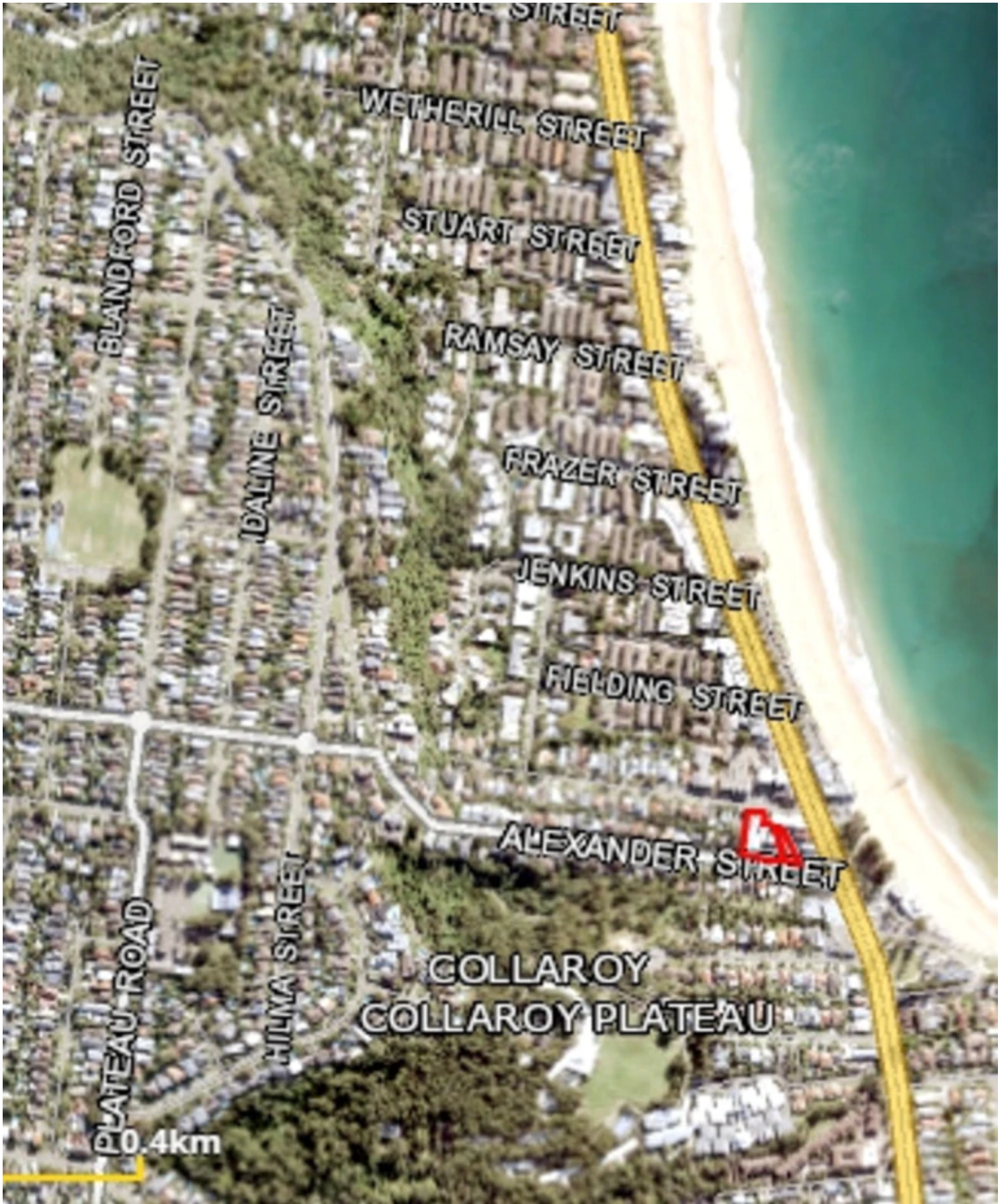
Collaroy development application notice sign. Picture: John Morcombe

“There were almost 100 submissions and 95 per cent of people are in support.”

Resident Ben Adams said the existing buildings were an “eyesore”.

“I have lived in Collaroy for many years and to be honest it has fallen behind the times. The Merivale upgrade has set the standard, and I think some more developments that honour the beach lifestyle but take the area forward in terms of amenities and facilities, will only enhance what is a close-knit beachside community,” Mr Adams said.





Location of the proposed development on the Collaroy beachfront. Picture: Northern Beaches Council website

“I think the development is much better suited to the area than an old hostel.”

Resident Jeff Robinson has lived in Collaroy for 30 years and gave the development proposal a thumbs up.

“I know all too well what the traffic is like up and down to the plateau and long Pittwater Rd,” Mr Robinson said.

“With all this additional parking, it will get parked cars off the street and I also think it will give it a good facelift. The area’s in need of a tidy up.”

Resident Bruce Davidson said he had some reservations.

“Overall I think it will be an improvement to the area because there’s currently a backpackers hostel there which is a disgrace,” Mr Davidson said.



Detailed view of proposed front facade to 4 Collaroy St, Collaroy. Picture: Northern Beaches Council website

“The thing is the development is above the 11m height limit which is a concern and it has some communal areas on the roof top which could present a noise concern for me if people are partying.”

The development is set to also boast a communal games room, a gymnasium and a surfboard storage room with two roof top communal spaces.

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