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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 24/07/2023 9:06:56 AM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

24/07/2023

MRS Kath Kissell  
16 Bedford CRES  
Collaroy NSW 2097  
[REDACTED]

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

Dear Assessing Officer,  
Re: DA2023/0868

I write to respectfully request that you consider the potential ramifications of approving the proposed Seniors Housing Development in our cherished Collaroy community. As a concerned resident, I believe that this development poses significant risks and challenges that will negatively impact our neighborhood's well-being and ecological balance. I ask you to consider the following reasons for not granting approval for the project:

**Traffic Congestion:** The proposed development will significantly increase traffic congestion in our area. The existing road infrastructure is already struggling to cope with the current traffic demands. Introducing a larger-scale development without adequate measures to address traffic concerns would worsen the situation, leading to increased noise, pollution, and road safety issues. Moreover, congestion would deter pedestrians and cyclists, limiting active transportation options and further contributing to pollution. As a resident needing to access the service road entry to our property in Bedford Cres, traffic through Bedford is already congested, and it is already difficult to access our property, however any potential closure of the southern end of Hay Street would impact my ability to park in my own driveway avoiding the congestion at the traffic lights on the corner of Anzac Ave and Pittwater Rd. I believe all of my service road parking neighbours would feel this impact too.

**Loss of Green Space and Wildlife Habitat:** Our community currently enjoys green spaces that provide a sanctuary for birds and wildlife. The proposed development would lead to the destruction of these natural backyard habitats, further diminishing the biodiversity that our area is known for. The loss of green spaces will also have adverse effects on air quality and temperature regulation. Preserving these natural spaces is essential to maintain the ecological balance and promote a healthier living environment for all.

**Setting a Precedent for Unsuitable Developments:** Approving this larger-scale development could set a precedent for more significant and unsuitable projects in the future. This could lead to overdevelopment and the gradual erosion of the unique character that defines our community. It is crucial to consider the long-term impact of allowing such developments, as once the character is lost, it can't be undone.

**Impact on Existing Family Single Dwelling Area:** The proposed development threatens the tranquil nature of our existing family single dwelling area. With increased traffic, noise, and

density, residents will face a significant decline in their quality of life. The sense of community that currently flourishes in our area will be diminished as will overall well-being.

In conclusion, I respectfully request that you do not approve this proposed development and its potential impact on our community and environment.

Thank you for your time and consideration.

Sincerely,

Kath Kissell

16 Bedford Cres, Collaroy NSW 2097