
Sent: 27/07/2023 12:15:59 PM

Subject: Opposition to Development Application: DA 2023/0868

Dear Councillors, and especially those representing my Ward in Collaroy,

please be advised that I and my wife, Louise, are formally raising objection to the proposed Developer project to demolish long time free standing houses located at 37 to 43 Hay Street, Collaroy and build 11 apartments on the sites. We live at #10 Bedford Crescent in Collaroy and, thus, while not directly adjacent to the sites, our street intersects with Hay Street at a 45° angle at #22 Hay and #13 Hay Street. It is within the local neighbourhood and those existing houses provide us our neighbours and the amenity of our area. Indeed I walk my Border Collie at least daily around this block and interact with those "neighbours" as I see them and their dogs out in their front yards. This area of Collaroy is **suburbia** and, in our opinion, not suited for, not improved by and no better - environmentally - medium to high density living. The proposal is inconsistent with local amenity, as we experience daily. It certainly won't be low density, low impact.

On that point immediately above, we feel that there will be unacceptable impacts on the left over neighbours around #37 - 43 Hay, like shadowing during winter especially, views = looking at big building bulk, loss of privacy etc. We have advice that the proposal has more than a few issues with compliance to the State's SEPP FSR regulations. While it may suit Council's desire to pack more people in to the Northern Beaches, we feel it is the thin edge of the wedge and would set an undesirable precedent for "development" in the area. Dee Why is already consigned to a cold, wind tunnel concrete jungle, as are the streets off Pittwater Road, from Collaroy Street to Mactier Street and around the back of the eastern side of the Lake from Goodwin to Robertson Streets, as well as along the southern half of Ocean Street. Please, Please believe that I and my wife have no disrespect for the families or individuals choosing to reside in such high density living. However, in our declining years, we have no desire to be so involved, nor to watch the start of our neighbourhood being eroded through inappropriate and poorly sited "development".

Sincerely yours, Louise and Hank van Laar