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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 27/07/2023 11:32:57 AM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

27/07/2023

DR Christina Kirsch  
- 58 Cumberland AVE  
Collaroy NSW 2097  
[REDACTED]

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

Subject: Objection to DA 2023/0868 - Inappropriate Development and Use of SEPP Seniors Living for an Apartment Block Development Application

I am writing to express my strong objection to the proposed development application DA 2023/0868 for an apartment block that exceeds the planning provisions in the low-density residential area. I would like object particularly to the inappropriate use of the State Environmental Planning Policy (SEPP) Seniors Living for this purpose. It is evident that the application seeks to exploit the SEPP Seniors Living provision to push through a development that is not in line with the policy's intended objectives.

First and foremost, I want to stress the importance of preserving the character and integrity of our low-density residential neighborhoods. These areas are designed to provide a tranquil living environment for residents and to maintain a sense of community cohesion. Introducing a large-scale apartment block would inevitably disrupt the existing fabric of the neighborhood, creating issues like increased traffic congestion, parking problems, and excessive strain on local infrastructure. The proposal is inconsistent with the desired future character of the area and exceeds the threshold considerations for the area, which is zoned as low density.

Moreover, the misuse of SEPP Seniors Living to facilitate this inappropriate development raises serious concerns about the manipulation of regulations for personal gain. The SEPP Seniors Living was put in place to address the housing needs of seniors by providing suitable and age-appropriate accommodations while ensuring the retention of their independence and community ties. It was never intended to be a loophole for developers to bypass zoning regulations in low-density residential areas and impose incompatible projects.

The proposed apartment block's development is likely to lead to an adverse impact on the quality of life for the current residents. Increased noise levels, reduced privacy, and potential overshadowing are just a few of the negative consequences that could arise from such an unsuitable development. Moreover, it could set a dangerous precedent for further exploitation of SEPPs in other residential areas, undermining the planning integrity and trust in the development assessment process.

Therefore, I urge the Council to reject the current development application on the grounds of inappropriate land use and the misinterpretation of the SEPP Seniors Living provision. Instead, I call upon the authorities to enforce zoning regulations that respect the established character

of low-density residential zones and to encourage responsible development that aligns with the true spirit and intent of SEPPs.

I trust that the concerns raised in this letter will be given the utmost attention, and I kindly request that you keep me informed of any further developments regarding this matter. Thank you for your time and consideration.

Sincerely,

Christina Kirsch