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**From:** Mark Gason  
**Sent:** 24/07/2023 4:04:10 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** Opposing the development at 37 - 43 Hay St Collaroy 2097

To whom it may concern,

I disagree with the proposal of constructing 11 apartments in Hay St Collaroy.

The character of the Collaroy valley area is one of low density living. This is not consistent to low density and low impact living in this area.

The street is already at a maximum with congestion with the customers of large shops (Alfresco Emporium) parking on Hay St.

Hay street is a single lane, two-way street with the congestion currently. The development would make things worse.

Prior to living in Hay Street, I lived in Jenkins Street Collaroy, where I witnessed firsthand the added street parking congestion after the completion of new apartments at the end of the road. This cannot happen to Hay St. I can understand Jenkins St because there were already apartment buildings located in the street. However, Hay street or Collaroy Valley is not a Medium density place. We bought houses here at a premium for this reason!

Through my experience in Construction, there would be immediate impacts to adjoining neighbours with shadowing issues. Not to mention that the Zoning in the LEP does not allow medium density at that location. Therefore, why would you want to change it to allow this to happen? In a neighbourhood which is not planned to have medium density? I smell a rat if this is approved!

Please log that I have strongly opposed the development at 37 – 43 Hay St Collaroy.

Thanks

Mark

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