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**Sent:** 25/09/2021 8:32:20 PM  
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25/09/2021

MRS Carolyn Scott  
- 44a Kalang Road RD  
Elanora Heights NSW 2101  
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**RE: DA2021/1426 - 51 Kalang Road ELANORA HEIGHTS NSW 2101**

Hello

As a landowner across the road from this property i am not in agreement with the size of the proposed development.

The bend that we live on is already very dangerous, adding the traffic with the development that is currently proposed turning into the driveway will be creating even more hazards to the current busy area. This is a blind corner and many people unfortunately speed, adding 12 additional cars plus people accessing the retail space will be a recipe for disaster. The preschool car park is already busy when in use on weekdays and the amount of children walking through this area will be very dangerous once the development starts.

When I purchase my house in this area, one of the draw cards was the beautiful trees that the suburb has, and we should be trying to preserve these at all costs. I enjoy looking out to the gumtrees across the road and would hate to see them disappear because a development cant work around them. I love living in the area and seeing the possums run along the trees at night and hear the owls hooting in the neighbour hood and the beautiful rosellas and kookaburras that fill those trees often during the day. Any new developments should be trying to preserve this aspect rather than ripping it away.

There absolutely must be an impact study done with regard to traffic, this blind corner and the fact that there is a community preschool and park well used by children means we should not take lightly any additional chaos an additional development would create. Bringing additional retail to this end will see pedestrians put at risk with shoppers also using the community preschool carpark and then putting parents and kids at risk with the extra traffic using their space.

I cant understand how the greenspace ratio is working in this development either, it looks way too heavy on building versus greenspace, how is it that a housing development is subject to this, but then a proposal such as this can cover 90% of the space and its deemed ok?

Finally there was cap on how high the buildings across the road could go and this has pushed the limits and if it goes through then there will be a domino effect as others try to redevelopment and before you know it we have lost our views and what we all love about the leafy suburb.

To sum up, I believe this to be too large for the current space and doesnt keep the natural environment of Elanora with the treescape that is already in place, and the dangerous curb has been overlooked in this instance.

Best  
Carolyn