
Sent: 31/07/2023 2:44:57 PM
Subject: FW: DA2023/0868

Dear Councillor Monaro-Pires,

I strongly object to DA2023/0868 for the following reasons:

1. A development of this nature is inconsistent with current planning guidelines and incompatible with the character of the area. Many residents, including me, have expended a significant amount of money to renovate in keeping with the original feel of the area. It is not an appropriate place for higher density developments.
2. This is an inappropriate location for a seniors development as it is not close to amenities they require. Other seniors developments in the area are more appropriately located and if the developer seriously wants to cater for the elderly the developer needs to find a different site.
3. Hay Street and Anzac Avenue already suffer from traffic congestion with parked vehicles on either side rendering them effectively one way. A Seniors Development with 11 three bedroom homes not only increase parking requirements from those in residence but there is no consideration of the additional and exponential traffic movements and parking requirements which inevitably will occur due to visitors, disability carers, health care workers, ambulances etc . This increased congestion will put at risk others as residents try to exit their own homes and cyclists who frequent the area.
4. This will set a precedent if approved will be the "thin edge of the wedge" and will ultimately destroy the last remnants of the essence of Collaroy.
5. There is clearly no community support for the development based on the submissions made to date.

Once again I urge Council to reject this application and make it clear to developers that planning guidelines and the views of the community and resident ratepayers should be respected.

Yours sincerely
Caroline Gracie