



northern  
beaches  
council

## MEMORANDUM

**DATE:** 12 December 2023  
**TO:** Northern Beaches Local Planning Panel  
**CC:** Steven Findlay - Manager, Development Assessments  
**FROM:** Claire Ryan, Principal Planner  
**SUBJECT:** DA2023/0868 – 37-43 Hay Street, Collaroy

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Dear Panel,

Reason for Refusal No. 11 of the Assessment Report for DA2023/0868 contains a clerical error with respect to the street numbers of the properties affected by view loss, the reason for refusal refers to Nos. 32, 34, 2 and 28 Hay Street however should refer to Nos. 32, 34, 36 and 38 Hay Street.

### Recommendation

The reason should be amended to read as follows:

11. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the provisions of Clause D7 Views of the Warringah Development Control Plan 2011, in that it results in view loss to Nos. 32, 34, 36 and 38 Hay Street, attributable the proposed building bulk resulting from the non-compliant floor space ratio.

Claire Ryan  
Principal Planner