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05/09/2024

MS Joanne Bayes
- 27 Anzac AVE
Collaroy NSW 2097

RE: Mod2024/0445 - 39 Hay Street COLLAROY NSW 2097

We object strongly to the modification of the development proposal (MOD2024/0445 - DA2023/0868) for 37-43 Hay Street Collaroy.

The approved development is already in excess of Council and SEPP planning policy controls and went to the Land and Environment Court as the original application was excessive. Part of the approval process required a decrease in the floor space ratio - which the developer satisfied by modifying the basement of the development which did not benefit the visual amenity. To now allow a modification to further increase the size and volume of the development should not be allowed.

In particular:

1. the modifications seek to further increase the overall size of the building and its floor space ratio, resulting in an increase over the non-discretionary development standard of 24%.
2. the increase of the development footprint and volume of the buildings further:
 - a. is excessive, unwarranted and such a significant variation should warrant submission of a new development application;
 - b. impacts the privacy and amenity of the adjoining properties;
 - c. increases the size of the roof and its visual impact on the streetscape;
 - d. sets an unwanted precedent in the Collaroy Valley area, eroding the value of planning controls and ignoring the concerns of the community and neighbourhood, who have been consistently opposed to this development; and
 - e. decreases the landscaped areas.
3. moving the security gate forward on the driveway accessing the basement car parking:
 - a. will further impede traffic on Anzac Avenue. Turning from Pittwater Road into Anzac Avenue is already difficult and congested. If at any time there is more than one car waiting at the development for the security gate to open, the second car will be blocking traffic on Anzac

Avenue at what is already a busy intersection; and

b. increases the visual impact of the development on the Anzac Avenue frontage.

Having regard to the above, and the fact the developer has already exceeded what is permitted on this site, we strongly object to this further modification and request that it be denied.

Jo Bayes and Brian Bench
27 Anzac Avenue
Collaroy NSW 2097