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05/09/2024

MR JOHN RICHARDS
4 HENDY AVE
COLLARROY NSW 2097

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

RE Mod2024/0445 DA 2023/0868

I object to the proposed Modifications for 37-43 HAY ST COLLARROY for the following reasons:-

1. The existing build plans already exceed the Floor to Space Ratio [FSR] SEPP standards.
2. Higher residential density:- existing built up density is good.
3. Proposed Development will reduce the lovely, gentle open lifestyle we currently enjoy at Collaroy.
4. Increased 'built-up' bulk volume - reduced green space for gardens, lawns, trees.
5. Increased road traffic and noise: cars, trucks, motor bikes, service tradesmen.
6. More vehicles parked on road, difficult for road traffic flow as Hay St carriageway is narrow at 7.5 metres width.
7. This prop development has set an unwanted precedent for the Collaroy residential area.