
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 6/09/2024 9:28:54 AM
To: DA Submission Mailbox
Subject: Online Submission

06/09/2024

MRS alexandra Warrener
- 17 Bedford CRES
Collaroy NSW 2097

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

Dear General Manager and Ms Ryan

RE: DA Application Mod2024/0445 DA2023/1904
37-43 Hay St Collaroy

We would like to remind Council that this proposal has been consistently objected to by local residents and it stands as a clear precedence for over development in what should be a scenic protection area given its close proximity to Long Reef Aquatic Reserve and Wildlife protection Area. The proposal was dragged to the Land Environment Court and subsequently through extended negotiations pursued by Council for changes to reduce (not eliminate) the multitude of concerns raised by locals. The designs and documentations were then amended to a point of agreement for approval subject to these revisions.

We implore Council to hold their ground and not approve any further modifications to this already inconsistent overdevelopment, unless the applicant is intending to reduce impact by taking bulk and scope away and adding more view corridors and landscaping. The proposed modifications are just a claw back of the original proposal which makes a mockery of the system while wasting rate payers money and Council's resources to fight for what should be sympathetic development in a R2 zoning. This is money that could be better used to improve overall community amenity and infrastructure.

The proposal results in increased F.S.R and footprint with side setbacks again reduced, resulting in further loss of soft landscaping which has already been dramatically reduced by this proposed super lot. The proposed modifications once again create loss of view corridors through the site, excessive bulk and height with increased roof volume adding to the inconsistent non contextually sympathetic addition to the streetscape all to the detriment of the amenity of neighbouring properties and the community.

We urge Council to reject this application for proposed modification.

Thank you for your attention to this matter, we look forward to your response.

Regards

Alexandra Warrener

