
Sent: 5/09/2024 6:11:38 PM
Subject: Mod2024/0445 - DA2023/0868
Attachments: Claire Ryan.docx;

Please find our submission

Regards

Olivia & John Vizzard
25 Anzac Ave
Collaroy

Sent from my iPad

Claire Ryan
Northern Beaches Council Planning & Development
Land and Environment Court of NSW

MOD2024/0445 - DA2023/0868
LEC2024/291256

5/9/2024

Dear Claire, and Land and Environment Court of NSW

We are writing to strongly object to the modifications proposed for this development.

We live directly opposite this development and are dismayed at this request to further modify the plans to increase the FSR & footprint of the development in which it already exceeds under the seniors living policy.

In the Statement of Environmental effects dated 31st July 2024 it states to seek to modify the floor area of the units to increase the amenity of future occupants, without impacting the amenity of neighboring properties.

This statement is an absolute insult to the planning policy under Seniors living, in which it is to provide low cost affordable housing to seniors or those with a disability, while maintaining neighborhood amenity by reducing setbacks, bulk & overshadowing.

Not providing luxurious Large 3 bedroom 2 Bathroom apartments with an ocean view.

This developer only wishes to maximize their financial return at the expense of the entire neighborhood & the community which it surrounds.

These modifications are not minor. They are substantial changes to which the Land and Environment Court originally granted consent.

A new DA needs to be submitted to include the 24 modifications requested.

I reference the Garage door being moved northward, this has a large visual bulk impact, which does not allow a break in between the two buildings, not to mention allowing for vehicles to safely use the driveway while waiting for the door to open. This will impact the pedestrian footpath & traffic on Anzac Avenue. Is this classified minor???

We urge the Northern Beaches & the Land and Environment court to rule against these modifications & request the developer to lodge a new DA.

Regards,

Olivia & John Vizzard
25 Anzac Avenue
Collaroy