

From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: Monday, 2 September 2024 8:55 PM
To: DA Submission Mailbox
Subject: Online Submission

02/09/2024

MRS Kate James
- 72 Cumberland AVE
Collaroy NSW 2097

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

Dear General Manager,

Re: Opposition to the Updated Submission for 37-43 Hay Street, Collaroy

I am writing to formally express my opposition to the updated submission for 37-43 Hay Street, Collaroy, for the following reasons:

Excessive Increase Over Non-Discretionary Development Standard: The proposed increase of 24% over the non-discretionary development standard is excessive. Such a significant variation should necessitate the submission of a new Development Application (DA). Allowing this increase under the current application is concerning, as it undermines the integrity of the development process and sets a troubling precedent for future applications.

Existing Plans Already Exceed Floor Space Ratio (FSR): The existing plans for the development already exceed the permitted floor space ratio. It is unclear how an increase in the FSR can be justified when the initial plans did not comply with the standard. The purpose of the FSR is to ensure that developments are consistent with the scale and character of the surrounding area. Allowing further increases not only contravenes this objective but also diminishes the effectiveness of planning controls.

Failure to Meet Council and Environmental Planning Policies: The current plans do not meet the requirements set by both the Council and the Environmental Planning Policy. These controls are in place to protect the community and ensure sustainable development. If these controls can be exceeded without consequence, it calls into question their purpose and efficacy.

Negative Impact on the Neighbourhood: The proposed increase in the building's footprint will have a detrimental effect on the surrounding neighbourhood. It will exacerbate issues related to shadows, loss of views, and parking congestion. These impacts will degrade the quality of life for existing residents and alter the character of the area in a way that is inconsistent with community values.

Setting a Concerning Precedent: This decision has set a new and concerning precedent for our area. If this development is permitted to proceed in its current form, it will encourage others to submit similar proposals, further eroding the planning controls that are supposed to guide development in our community. The neighbourhood opposed this development from the outset, yet it appears that these concerns have been overlooked in favour of approval.

I urge the Council to reconsider this application, taking into account the concerns raised by the community and the potential long-term impacts of allowing such significant deviations from established planning standards. I believe it is crucial to uphold the integrity of the planning process and ensure that developments are consistent with the character and needs of our neighbourhood.

Thank you for considering my submission. I look forward to your response.

Yours sincerely,

Kate and Nick James