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6 September 2024

Les and Marie Randolph
35 Hay Street Collaroy
NSW 2097

RE: Mod2024/0445 - 37 - 43 Hay Street COLLAROY NSW 2097

My wife and I are strongly opposed to the proposed modifications detailed in MOD2024/0445.

We have lived at 35 Hay street, Collaroy for over 20 years and prior to this it was my wife's family home for a further 30 years. Our property is adjacent to the proposed development site which encompasses 37 - 43 Hay Street, Collaroy. Our close proximity to the development has direct impacts on our property and us.

The key points of this objection are outlined as below:

- Increasing the dimensions of the building footprint eastward by 1.6m - 2.61 and westward by 1.16m - 1.3m has significant and direct impacts on our us:
 - The proposed expansion of the approved building footprint will increase the amount of overshadowing of our property and result in even more loss of direct sunlight. This is of particular significance in the winter months.
 - Increased loss of privacy. The proposed modifications to extend the building and add additional windows and glass doors on the south wall will cause significantly more loss of privacy as the windows and doors look directly into our house and backyard.
 - More views toward the ocean will be lost by the proposed modification to extend the building further eastward. This seems to be of little consequence in the approval processes but it is important to us.
 - The proposed modification to increase the length and height of the southern wall will make it even more oppressive and out of scale to what could be expected in a normal residential neighbourhood.

These impacts on our property are contrary to the statement in the Statement of Environmental Effects (SEE) "*This application seeks to modify the floor area of units to increase the amenity of future occupants, without impacting the amenity of neighbouring properties*" – The amenity of the neighbouring properties are being significantly impacted as outlined above.

The proposed modification to expand the building footprint increases the Floor to Space Ratio (FSR) from 0.553:1, as approved by the Land and Environment Court (LEC), to 0.62:1. This increase is beyond the non-discretionary standard of 24% and should not be allowed, the applicant should be required to submit a new DA application for approval.

The proposed modification to expand the floor area as stated in the Environmental Statement of Effects does not increase the number of bedrooms, rooms, car spaces or amenities for the building occupants. Its main focus is to increase the floor area of the apartments, I would presume this would be to attract higher sale prices with a total disregard to the impacts it is having on the community and us.

We are available to discuss in more detail the points raised in this submission at any time

Les and Marie Randolph