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**Sent:** 6/09/2024 11:05:51 AM

**Subject:** Objection to proposed modifications for 37-43 Hay St

To whom it may concern,

I am writing to express my frustration and concern that the proposed development for 37-43 Hay St has submitted proposed modifications that again go against council's own planning regulations. The proposed changes further increase the size of the development that is already an overdevelopment.

Increases to the internal structure, resulting in an increased footprint ranging between 1.6m and 2.62m eastward  
Increases to the internal structure, resulting in an increased footprint ranging between 1.169m and 1.302m westward.

This is an increase over the non-discretionary development standard of 24 percent. The increased footprint of the FSR will also increase the roof size of the building.

As a result, there will be a decrease in the amount of landscaped areas. This also goes against Council's environmental policy - and will contribute to emissions, waste, and does nothing to address the adverse effects of climate on our local area. This should also cause alarm for loss of habitat for this local wildlife corridor.

The existing plans already exceed the Floor to Space Ratio (FSR) SEPP standards. How can an FSR increase be permitted? The existing plans already fail to meet Council's planning controls. Why are such controls in place if they are allowed to be exceeded? A larger building footprint and roof size from these modifications will create even further impact on neighbouring properties.

The bulk of the building parameters is already excessive and these modifications will increase this excess. The project as a whole already fails to meet Council planning controls and a new DA should be sought by the applicant, rather than modification of DA2023/0868 due to the adverse effects of these amendments on the neighbourhood.

Please reject these modifications, or require the applicant to formally submit a new DA to be assessed.

Regards,

Rees-Cowie Family