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**From:** Greg Coops [REDACTED] >  
**Sent:** Monday, 27 February 2023 5:02 PM  
**To:** Planning Panels - Northern Beaches  
**Subject:** DA2021/1032, MOD2022/0565, Lot 20 DP 13291 - 8 Delecta Avenue, Clareville Alterations and additions  
**Attachments:** G & S Coops' submission #4.pdf

Please find attached our submission to the above hearing.

Many thanks

Best regards

Hgreg Coops

27 February 2023

Northern Beaches Local Planning Panel  
PO Box 82  
Manly NSW 1655

Sent by email: [planningpanels@northernbeaches.nsw.gov.au](mailto:planningpanels@northernbeaches.nsw.gov.au)

**DA2021/1032, Lot 20 DP 13291 - 8 Delecta Avenue, Clareville**  
**Alterations and Additions**

Dear Planning Panel Members

This is our fourth submission on the above Development Application and is in response to the request from Rama Architects to reinstate modifications the previous planning panel instructed them to make.

At the last hearing several residents in Delecta Avenue presented a list objections on primarily on bulk and scale and the breaching of the Council's own building to landscape ratio.

The miniscule reductions in bulk and scale in no way come close to the meeting "the minimum of 60% of the site area as landscaped area". This is the Council's DCP mandate on alterations or additions to an existing dwelling on land zoned E4 Environmental Living. It is an **unambiguous, quantitative measurement** and we believe the proposed Rama modifications fell at this first hurdle.

However, we accepted the ruling of the Planning Committee;. Rama clearly did not, hence their request to ask for an extension to their footprint and reversal of the Panel's rulings..

So confident that they would be successful, Rama did not wait for approval for these alterations and additions and, several months ago, the foundations and other infrastructure work began.

We have requested that the Council make a site inspection to see if all the exiting work is compliant with the plans approved by them or if these have been ignored. We assumed that these works should not have started without permissions for the alterations but to our knowledge no inspections to check on compliance have been made despite requests from residents.

Your responses to this would be much appreciated.

Yours faithfully

Greg and Sheonagh Coops

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