

[REDACTED]

From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: Monday, 26 August 2024 10:08 AM
To: DA Submission Mailbox
Subject: Online Submission

Categories: Blue category

26/08/2024

MR Peter Eastway
32 Hay ST
Collaroy NSW 2097
[REDACTED]

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

Monday, August 26, 2024

Northern Beaches Council - Planning and Development Department
Modification 2024/0445 (refer Development Consent 2023/0868)
37, 39, 41 & 43 Hay Street Collaroy
Attention: The Development Assessment Team

I am writing with and on behalf of Kathie Eastway of 32 Hay Street, Collaroy.

We request that Council reject the proposed modifications, or if not rejected, that Council requires a new development application process to be undertaken.

We make this request on the basis that the changes to the accepted development application are more than mere modifications and constitute a substantially larger development.

The Land & Environment Court accepted the Development Application, as modified, in its decision LEC No:2023/266128 and its Orders dated 25 June 2024. In this decision the non-discretionary Floor Space Ratio (FSR) was revised by the applicant to 0.55:1 and this ratio was upheld by the Court.

This new proposed modification increases the FSR ratio to 0.62:1, an addition of 24%.

This is not a modification, it is a very significant increase in the bulk and scale of the development.

The community has already been through a protracted application process with the developer and we have a decision determined by the Court. The majority of this decision concerned the bulk and scale of the development. It is not appropriate for the Court's ruling to be put aside by accepting the proposed modifications to the bulk and scale of the development.

We request that Council supports the community it represents and reject this modification.

If Council does not reject the modification, we strongly request that a new development application be required so the community can be fairly represented.

Yours sincerely

