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**From:** [REDACTED]  
**Sent:** 4/09/2024 1:50:37 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: MOD2024/0445 - DA 2023/0868

Dear Sir/ Madam

We strongly object to the abovementioned development proposal following the applicant's modifications that further increase the overall size of the building.

As long-time residents of the Collaroy area we do not wish to see the amenity of area become over-run with developments of this nature. We feel the development sets an unwanted precedent in Collaroy Valley.

In addition, we object to the modifications and development on the following grounds:

- An increase over the non-discretionary development standard of 24%
- An increase to the internal structure, resulting in an increased footprint (both eastward and westward)
- An increase to the footprint of the floor to space ratio which in turns results in an increase to the roof size of the building
- A decrease in the amount of landscaped areas

As the Land and Environment Court approved the original development application (DA) based on the applicant's original plans, we believe the applicant should be required to lodge a new DA.

Again, this development sets an unwanted precedent in Collaroy Valley which will in turn have significant ramifications by impacting local traffic, privacy and amenity of the area.

Notwithstanding, significant Community representation opposing this development (over an extended timeframe), Northern Beaches Council and the NSW State Government are not listening to the local residents. **Our message is loud and clear, we do not want further modifications to the existing development proposal nor do we want the development to proceed.**

Regards

Natalie & Tony Hall  
81 Hay Street  
Collaroy NSW 2097