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**From:** Frits Maré  
**Sent:** 4/09/2024 10:33:25 PM  
**To:** Council Northernbeaches Mailbox  
**Cc:** Vincent De Luca OAM  
**Subject:** TRIMMED: Reference Mod2024.0445 - DA 2023/0868  
**Attachments:** NBC - Mod2024.0445 DA 2023 0868.pdf;

Dear Sir/Madam,

I attach my letter of objection to the proposed modification as per your reference – Mod2024.0445 – DA 2023/0868 - 37-43 Hay Street, Collaroy.

Yours sincerely

Frits Mare

2B Lancaster Crescent – Collaroy.

4 September 2024

Northern Beaches Council

[council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

Reference: **Mod2024.0445 – DA 2023/0868**

Dear Sir/Madam,

I am a resident at 2B Lancaster Crescent, Collaroy, where I have lived since 1987.

I am writing to you to object to the modifications to the DA for 37-43 Hay Street Collaroy.

I understand that the Applicant has submitted further modifications that will increase the size of the building by 24% over the non-discretionary development size.

The reasons for my objection are as follows:

1. The size of the building is already excessive, and the proposed modifications will further increase the size.
2. The proposed modification will create an increased footprint and exceed the floor space ratio standards.
3. The increase over the non-discretionary development standard of 24% requires the Applicant to submit and lodge a new DA, not just a modification, and on those grounds the modification must be rejected.
4. The Land and Environment Court approved the plans that were submitted, it did not approve the proposed modifications. On that basis the Council has an obligation to all surrounding residents and rate payers to reject these modifications and require that the Applicant lodge a fresh DA for consultation.

Please take my objection into consideration.

Yours sincerely,



**Frits Mare**

2B Lancaster Crescent, Collaroy

