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To: [DA Submission Mailbox](#)
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31/08/2024

MS Anne Sullivan
953 Pittwater RD
Collaroy NSW 2097
[REDACTED]

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

OBJECTION TO MODIFICATIONS FOR 37-43 HAY STREET, COLLAROY -
31/8/2024

I wish to strongly object to the modification of Development Consent DA2023/0868 (LEC No: 2024/291256) (Mod2024/0445 - DA2023/0868) as advised by Northern Beaches Council Development Assessment Team in a letter dated 16 August 2024.

I cannot fathom that the applicant, D McNamara, has the audacity to request further modifications to the proposed development after succeeding in the Land and Environment Court against such strong community objection to the initial proposal.

Community objection to this development has been earnest, as evidenced by the large volume of objections initially lodged to Council and the huge attendance at the Land and Environment Court proceedings on site on two occasions - the second being in inclement weather.

One wonders why the applicant did not include these modifications in the proposal which won favour with the Land and Environment Court. Could it be that the applicant intends to achieve their goals through stealth? The Land and Environment Court has ruled on this development application. I strongly urge the Council to dismiss any and all modifications to this development proposal.

In any case, my objections to the modifications are as follows:

- Increases to the internal structure, resulting in an increased footprint both east and west. This is an increase over the non-discretionary development standard of 24 percent. Indeed, due to this level of increase, the applicant should be obliged to lodge a new Development Application! Notwithstanding, as the existing plans already exceed the Floor to Space Ratio SEPP standards, I strongly urge Council to disallow the modifications on this basis alone.
- The increased building footprint will necessarily mean an increase to the roof size. This will have an even greater impact on neighbouring properties, including privacy issues, shadowing and views. The development is already inconsistent with the objectives and controls of the Development Control Plans regarding views and view sharing.
- The amenity of the area will be further adversely impacted.

I wish to have my very strong objection to these modifications recorded and taken into account in any decision-making process.

Kind regards

Anne Sullivan