

[REDACTED]

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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** Wednesday, 28 August 2024 2:32 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

28/08/2024

MR Colm McAlinden  
2 Norfolk AVE  
Collaroy NSW 2097  
[REDACTED]

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

How can modifications be allowed when the existing plans already exceed the FSR SEPP standards? The existing plans already fail to meet Council as well as State Environmental Planning Controls. The modifications will increase the building footprint and roof size which will further impact neighbouring properties. Privacy, shadowing, views, and the amenity of the area will already be impacted by the development. The development is already inconsistent with objectives and controls of the DCP regarding views and view sharing. A larger footprint will have further impact on neighbouring properties. The Land and Environment Court made its decision based in the plans provided to them. If these modifications are approved how many more additional modifications will the applicant propose? With the increase over the non-discretionary development standard of 24% the applicant should categorically have to lodge a new DA!