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To: [Council Northernbeaches Mailbox](#)
Subject: Objection to Modification Proposal (MOD2024/0445 DA2023/0868 at 37 - 43 Hay Street Collaroy
Date: Thursday, 29 August 2024 9:19:48 AM
Attachments: [Obiection to modification proposal \(MOD2024-0445 DA2023-0868\) at 37-43 Hay Street Collaroy.pdf](#)

Please find attached an objection to Modification Proposal (MOD2024/0445 DA2023/0868) at 37-43 Hay Street Collaroy.

Deidre McAlinden and Paul Oudhof
34 Hay Street
Collaroy 2097

OBJECTION TO MODIFICATION PROPOSAL (MOD2024/0445 – DA2023/0868) AT 37-43 HAY STREET COLLAROY

29 August 2024

We strongly object to the modification proposal (MOD2024/0445 – DA2023/0868) for 37-43 Hay Street Collaroy.

With the increase over the non-discretionary development standard of 24%, we propose that the applicant should have to lodge a new DA.

- An FSR increase should not be permitted when the existing plans already exceed the Floor to Space Ratio (FSR) SEPP standards.
- The existing plans already fail to meet Council, as well as State Environmental Planning Policy controls. Why are the controls in place if they are able to be exceeded?
- A larger building footprint and roof size resulting from these modifications will create even further impact on neighbouring properties, and even less landscaped areas.
- The bulk of the building parameters is already excessive and these modifications will increase this excess.
- Privacy, shadowing, views, and the amenity of the area will already be significantly impacted by this 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 on the plans provided to them. If these modifications are approved, how many more additional modifications will the applicant propose?

There has been strong opposition to this proposal from day one as evident by the large number of objections to Council initially, and the high number of residents in attendance at the two Conciliation Conferences held by the Land and Environment Court on site in Hay Street, Collaroy.

With this in mind, we stringently object to this new modification proposal (MOD2024/0445 – DA2023/0868)) and suggest a new DA be submitted by the applicant for 37-43 Hay Street Collaroy.

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