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**Sent:** 18/01/2021 11:08:38 PM  
**Subject:** Submission - DA2020/1453 att: Development Assessment  
**Attachments:** NBC DA2020 1453 submission 180121.pages.pdf;

Dear sir/madam,

Please find attache my submission regarding the above development, in PDF format.

A hard copy will be delivered, by hand, to Council tomorrow.

Kind regards  
David

David Roggiero B.Arch (hons) NSWIT  
ABN 76 733 155 439

## PHANTOM DESIGN ARCHITECTURE

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## DAVID ROGGIERO

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18<sup>th</sup> January 2020.

General Manager  
Northern Beaches Council City Council  
725 Pittwater Road,  
DEE WHY. NSW 2099

Att: Development Assessment

**Re: DA-2020/1453 - at 1 Alexander St and 4 Collaroy Street, COLLAROY BEACH. NSW 2097**

Dear Sir/Madam,

I, at this point in time, do not support this DA in its current form, for the following reasons.

1. The current proposal clearly breaches the **11 meter height limit** as set out in the current LEP.
2. The current proposal also fails to comply with the **3 storey height limit**, which is also set out in the LEP, this development being 4 stories above natural ground level.

With regard to above two items, I would like to say that I was on a Council LEP review committee in mid 1996. It was our committee which put forward these two constraints to the Council, so as to avoid the over development of the Collaroy precinct.

3. Having the only vehicle entry/exit from Collaroy Street will only add to the already congestion of lower Collaroy Street. Whilst at the present time, due to COVID19, traffic appears light, but when normality returns the lower half of Collaroy Street will be in gridlock at certain times of the day, and particularly at weekends and during the summer months when surf events are held.

Having been a resident of Collaroy Beach since 1958, I have seen the Collaroy area change and develop. Some developments have been beneficial, most have not. Over development is currently rampant on the Northern Beaches, taking away the soul and ethos of the area only to be replaced with traffic and bland buildings.

I cannot support this development.

Yours sincerely,

David Roggiero. B.Arch (Hons) NSWIT.

X-file/PDA/NBC DA2020/1453/1.pages