



DAVID ROGGIERO

B.ARCHITECTURE (HONS) NSWIT

ABN 76 733 155 439

18 Collaroy Street, COLLAROY BEACH . N.S.W. 2097. AUSTRALIA.

Telephone : 61 2 9971 6442

Email : phantom.design@hotmail.com

24th May 2022.

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

Att: M's Lashta Haidari

Re: DA-Mod2020/1453 - at 1 Alexander St and 4 Collaroy Street, COLLAROY BEACH. NSW 2097

Dear Madam,

Having reviewed the amended documents of the proposed development, I at this point in time still do not support this DA in its current form, for the following reasons.

1. The original DA and the current modified proposal clearly breach 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, these two constraints were implemented by Council, so as to avoid the over development of the Collaroy precinct. Council must support these two very important constraints.

3. Having the only vehicle entry/exit from Collaroy Street will only add to the already congestion of lower Collaroy Street in the morning a afternoon peak times.

Whilst the parking requirements conform to the current regulations, in reality they will be not sufficient, particularly at weekends during the summer months when surf events are held.

Also the extra cars generated by this development will add to the almost impossible task of finding a parking space in upper Collaroy street at night, where cars are sometimes parked in driveways extending across the footpath, as there is simply nowhere else to park.

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, bland buildings, and congested streets.

I cannot support this development.

Yours sincerely,

David Roggiero. B.Arch (Hons) NSWIT.

X-file/PDA/NBC ModDA2020/1453/1.pages