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Sent: 29/01/2024 1:34:19 PM
To: DA Submission Mailbox
Subject: Online Submission

29/01/2024

MR Matt Carlisle
18 Nenagh ST
North Manly NSW 2100

RE: DA2023/1708 431 Pittwater Road NORTH MANLY NSW 2100

I support a recreational facility for the community on this council owned RE1 zoned land. However, the design of the facility doesn't seem as inclusive as it could be for a community building on public land, and so it seems a missed opportunity in its current proposal.

The cafe is located deep within the building and at the back with its adjacent terrace mostly overshadowed. Perhaps it is located here to overlook the adjacent playing fields, which would be good, but I think it should be more visible and accessible so it can be used by locals and people apart from the facility attendants. It has the potential to be a great cafe in a park setting and generate more use and revenue if its solar access was improved and the layout, visibility, and access was re-arranged so it was more accessible to locals and those attending the playing fields, as well as the facility users.

The building has the potential of looking like a warehouse in a park setting as it doesn't seem to have much of a landscape buffer between it and Pittwater Rd or the playing fields, and the carparking areas have little landscaping in them, resulting in a lot of hard surfaces.

Assuming the ground floor is proposed at 1.5m above natural ground level for flood protection, would it not be better to raise the building a little bit more to relocate the carparking underneath the building (and screened with metal mesh as proposed or similar so the undercroft is not visible). This would free up the area around the building for landscaping, allow more space for a better planned cafe and outdoor area, and allow for greater setbacks to the building for larger trees to screen the building.

The angled solar panels look good on the drawings but in reality, when constructed, they usually look pretty awful, especially when mounted on angled metal frames to make them face north. Could the roof be redesigned to fall slightly to the north so the solar panels are fitted flat on the roof and not visible? Or with a proper saw-tooth roof with south-facing windows for natural light into the gymnasiums?

The viewing areas seem small and publicly inaccessible - given it is to be a centre of excellence and on public land, could there be more opportunity for people to casually view (within limits / security requirements)?

The 2m high metal fence around the facility seems to give it an exclusive and defensive feel, given it is a community facility on public land.

As a local resident living nearby I welcome this new community facility, but I am disappointed with the current proposal and feel it is a missed opportunity. I think it could be relatively easily amended to provide much better amenity to the local community, as well as the regular facility users.