
Sent: 15/02/2021 11:57:39 PM
Subject: Submission - DA2021/0004 att: Development Assessment - Anne-Marie Young
Attachments: NBC DA2021 0004 submission 140221.pages.pdf;

Dear 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

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14th February 2021.

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

Att: Development Assessment [Anne-Marie Young]

Re: DA-2021/0004 - 1121 Pittwater Road, COLLAROY BEACH. NSW 2097

Dear Madam,

Having reviewed the documents I would support this DA in its current form.

Repurposing existing buildings, particularly with different internal functions and or adding to an important local existing structure, is often not an easy task.

Having said that, with this proposal the original facade and roof lines are being kept intact, and the proposed addition, to the rear, is separated by a glazed relief in the elevation, thus giving a sense of separation of the old from the new.

My only comments would be that the brickwork to the proposed addition could be reclaimed bricks from the demolition of the existing rear section. This would carry through a hint of existing fabric at the lower level to the new additions, thus giving a hint of continuity to the whole development.

Also, if the ridge were flipped, so that the ridge was more to the north, it would lessen the height impact, visually, from Collaroy Street.

I do however have one concern, and that is of parking, and car movements around the lower part of Collaroy Street. Particularly in the light of the proposed new development across the road at 1 Alexander St and 4 Collaroy Street [DA2020/1453].

Parking in Collaroy Street has now become, in some ways, a lottery. It is currently difficult now for residents, even further up Collaroy Street to find parking spots, and particularly when large surf events are being run.

Yours sincerely,

David Roggiero. B.Arch (Hons) NSWIT.

X-file/PDA/NBC DA2021/0004/1.pages