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Sent: 13/06/2025 5:03:22 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

13/06/2025

MS Felicity Greenway
- 24 Alma ST
Ashfield NSW 2131
[REDACTED]

RE: DA2025/0181 - 1 Narrabeen Park Parade NORTH NARRABEEN NSW 2101

13 June 2025

Attn: Mr. Kye Miles - Planner
Northern Beaches Council
PO Box 82
Manly NSW 1655

Further Submission By Way of Objection to Development Application 2025/0181 - Proposed Demolition works and construction of a dwelling house attached to an existing restaurant/cafe

Dear Mr. Miles,

I am writing again on behalf of my client, Mr. Nigel Bramley of 3 Narrabeen Park Parade, the property that immediately adjoins the northern boundary of the applicant property. It is noted that around 20 May 2025 the applicant submitted updated plans and other documents in support of the application.

My client maintains his strong objection to the Proposal as the amended plans do not address any of his concerns. It is noted that the amended plans have been updated to include my client's property on the southern elevation, but there have been no attempts to scale back the proposal in any way. If anything, the amended plans simply crystalise the extent of the amenity impacts on my clients property, and he maintains that the Proposal constitutes a significant over-development of a highly constrained site. It is further noted that the landscaping calculation for the proposal still relies on the rooftop terrace over the garage that my client has exclusive strata-titled usage of.

If the Proposal were to proceed it would have significant impacts on my client's property and the existing café operating on the site

Council is therefore urged to refuse the application in its current form for the reasons set out above and in the earlier submission made on the Proposal on behalf of my client.

Yours sincerely

Felicity Greenway
Principal Urban Planner

Impetus Planning Pty Ltd