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Sent: 30/03/2025 5:50:42 PM
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30/03/2025

DR michael and susanne Morris
5 narrabeen park parade PDE
north narrabeen NSW 2101
[REDACTED]

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

Northern Beaches Council 27th March 2025

Attention: Kye Miles

Re: No. 1 Narrabeen Park Parade, North Narrabeen 2101, DA 2025/0181

Dear Sir

Herewith our submission in regard to this DA.

We begin by drawing council's attention to our submission (copy will be forwarded separately) to NBC (7/12/2016, Paula Moretti) and State Heritage Register in December 2016, setting out the important heritage aspects of the building at 1 Narrabeen Park Parade and the magnificent adjacent Norfolk Island Pines, and seeking to have the pines listed, for reasons made clear in the submission.

This was to have been formally submitted but Council and State Heritage have taken the submission no further. Can this be pursued?

In regard to the specifics of this DA,

1. The building proposed at the rear is too high at 3 storeys, and we believe breaches zoning height requirements.
2. Particularly viewed from the west side, the 3rd storey looks quite out of keeping with the old shop front and is not appropriate.
3. The 2nd and 3rd levels obstruct the outlook from No3 despite the setbacks to the upper two levels of the proposed development.
4. The R2 zoning has been allowed to include the pre-existing shop usage, but this proposal seeks to "have the cake and eat it", by now including shop top accommodation, as well as the old shop/café itself, all of this on 350sq metres.
5. The proposal removes much of the café and it is unclear how the café would function, eg what would the toilet, kitchen and storage arrangements be? The DA needs to include plans for the consequent alterations to the café as well.

In summary, we submit this is an overdevelopment of a small and historically significant site.

Yours faithfully,
Michael and Susanne Morris
5 Narrabeen Park Parade
North Narrabeen, 2101