



northern
beaches
council

MEMORANDUM

DATE: 2 April 2024
TO: Northern Beaches Local Planning Panel (NBLPP)
FROM: Clare Costanzo, Planner
SUBJECT: Item No. 5.1. DA2023/1507 – 5,6,8/150-152 Ocean Street, Narrabeen

The purpose of this memo is to inform the panel member that amended shadow diagrams have been received by Council and to address a late submission received from Steven Faddy (owner of Unit 7/150-152 Ocean Street, Narrabeen).

Shadow Diagrams

Amended plans were uploaded to the NSW Planning Portal and will also be provided to the Panel as an annexure to this memorandum - see Appendix 1.

The amended shadow diagrams depict the existing shadows in red and the proposed shadows from the pergolas in blue in order to clearly demonstrate the extent of impact

Response to Late Submission

A late submission was received from Steven Faddy (owner of Unit 7/150-152 Ocean Street, Narrabeen). Mr Faddy made a previous submission for this development application raising concerns regarding overshadowing. The late submission reiterates Mr Faddy's concern regarding overshadowing.

The submission remains firmly opposed to the substantial overshadowing impacts of the development.

Conclusion

The amended shadow diagrams do not change the assessment or recommendations on solar access as addressed within the assessment report, within the submissions section and D6 Access to Sunlight. There is no change to the recommendation for approval.

The late submission does not raise any new issues and does not alter the recommendations contained within the assessment report.

Recommendation

The Panel note the amended shadow diagrams and submissions.