
From: [REDACTED]
Sent: 5/06/2024 4:47:40 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: DA 2024/0460 - 1 - 3 Gondola Rd, Narrabeen | Objection to Proposed DA

Good afternoon

We refer to the DA No 2024/0460 for property No. 1 – 3 Gondola Rd, Narrabeen.

I am the owner of 2 – 8 Rickard Rd, Narrabeen, which is the property directly behind the proposed development at No. 1 – 3 Gondola Rd, Narrabeen.

The proposed DA at No. 1 – 3 Gondola Rd significantly impacts and adversely affects the approved development at 2 - 8 Rickard Rd Narrabeen. In particular, apartments 3, 4, 13 and 14 are North facing apartments. Accordingly, they have windows and terraces facing North. The proposed development includes a 12.5m high wall directly on the Southern boundary. The proposed wall on the Southern boundary reduces significant sunlight to apartments 3 ,4, 13 and 14.

The loss of amenity to those apartments is significant and is detrimental to the future occupants in apartments 3, 4, 13 and 14 of 2 – 8 Rickard Rd, Narrabeen.

The approved development at 2 – 8 Rickard Rd has no walls built on the boundary above the basement level as per Councils requirements. The current proposal at 1 – 3 Gondola Rd provides zero setback to two boundaries and only a 1.5m set back to Minarto Lane.

It has a proposed height of 12.5m above existing ground level and is significant in bulk and scale to that of the approved dwelling at 2 – 8 Rickard Rd Narrabeen. The entry and exit for the proposed carpark is from Minarto Lane. Council has previously opposed any entrance/exit to Minarto Lane and we assume this still applies. We also note the designated community area is on the roof terrace which again Council has previously been opposed to.

We are not opposed to development of No. 1 – 3 Gondola Rd, Narrabeen. We welcome it. The proposed development however is not in keeping with the existing and / or approved surrounding buildings and approved buildings in terms of bulk and scale and setbacks.

We object to the proposal in its current form and encourage Council to object and / or enforce amendments to the proposal.

Regards,

Anthony Gleeson
[REDACTED]

[REDACTED]