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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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18/06/2023

MR Rod MACKENZIE  
11 / 1468 - 1470 Pittwater RD  
North Narrabeen NSW 2101  
[REDACTED]

**RE: DA2022/2102 - 8 Walsh Street NORTH NARRABEEN NSW 2101**

The improvements to the application are appreciated.

We still have some questions in regards to the following:

Off street parking. Is there a requirement from the council based on number of bedrooms to have a specific number of off street parking spaces such as 3 bedrooms should have 2 parking spaces? We have had a previous experience with this at a different residence.

Building on lot 2. Appreciate that the size of 175.00 m2 has now been added along with the position including it being 1 m from the east fence. The height of the building is a concern due to blocking the small amount of sunlight that our property currently gets without a building being constructed. Our main sun access is along the eastern side. Height may also impact our privacy.

New concrete area for lot 2. This needs to drain back into lot 2 property due to removing risk of adding additional potential storm water into our property. Will this adequately be addressed at some stage?

Still existing. Council requires the subdivision lot to be a minimum 1100 m2. The existing lot is 1048 m2, 52 m2 or ~4.6% short.

General comment. Approval of this DA will set a precedent across the municipal area. Is this the intent of the Council? At a minimum, will this allow other properties that currently have granny flats to request a subdivision even when they don't meet the required land size in the DCP.