

Clare Costanzo
Planner
Development Advisory Services Team
Northern Beaches Council

Dear Ms Costanzo,

Re: DA2023/1507 – Council recommendation for 1 metre setback on northern edge (above unit 8) and southern edge (above unit 5) of 150 Ocean St, Narrabeen

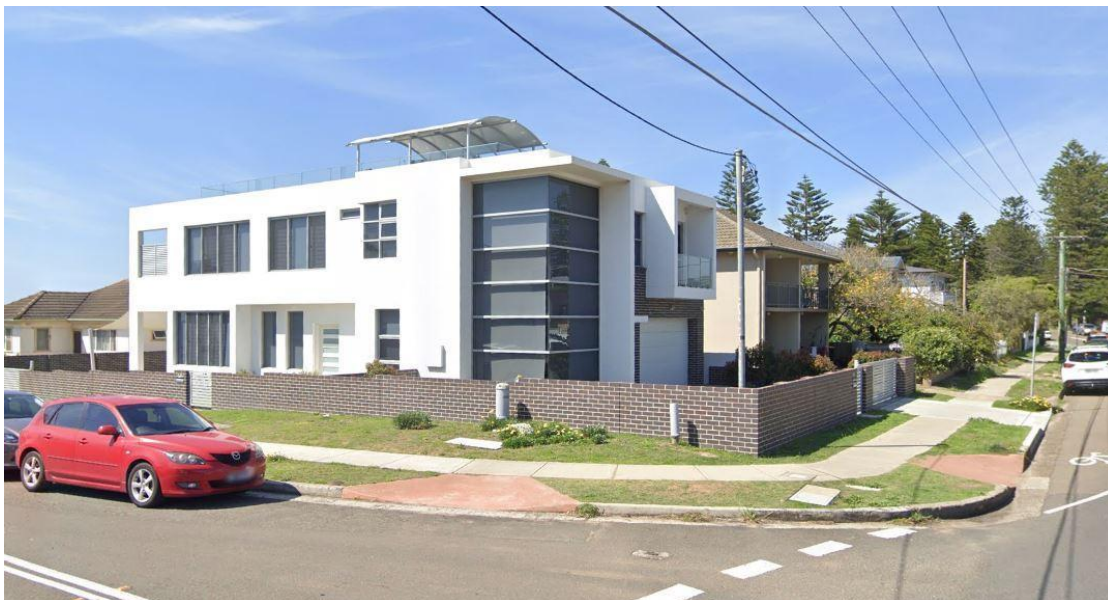
Thank you for your time so far assessing DA2023/1507. We appreciate the opportunity to provide this additional submission for your consideration when making a recommendation to the Local Planning Panel.

We note your recommendation to include a 1 metre setback to the pergolas at the northern end of the building (above unit 8) and the southern end of the building (above unit 5).

Following consideration, we opted not to update the DA to include this setback for a range of reasons as outlined below:

1. Local precedent – no setback from edge parapet

We believe the proposed design is in keeping with a range of nearby properties that have rooftop pergolas without a setback from the parapet. These include the prominent corner block at 99 Ocean St, Narrabeen as well as non-corner blocks at 92 Ocean St, Narrabeen and 11 Waterloo St, Narrabeen as demonstrated below.



Above: 99 Ocean Street, Narrabeen



Above: 92 Ocean St, Narrabeen

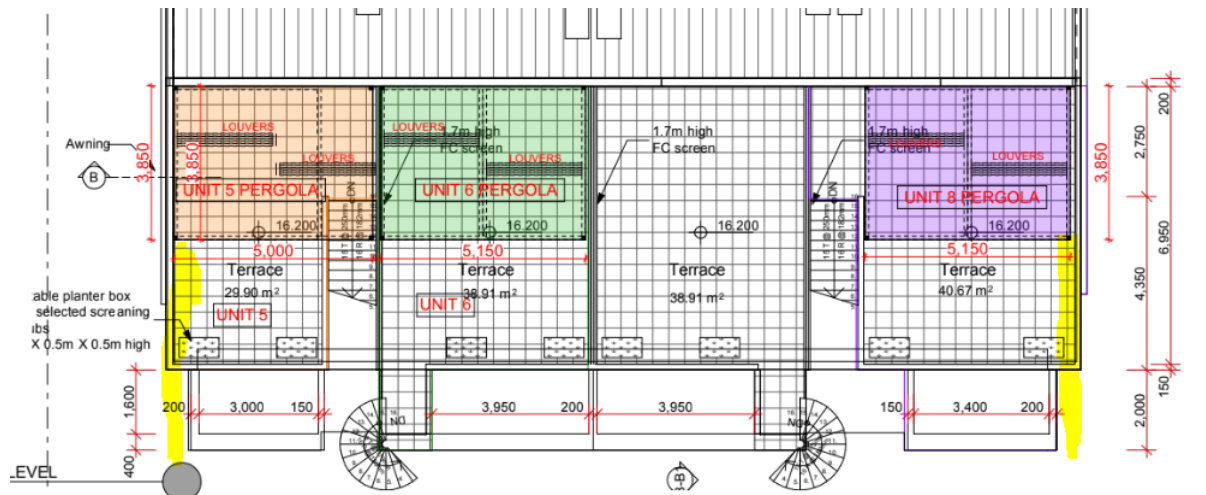


Above: 11 Waterloo Street, Narrabeen

2. Special consideration as 'prominent' corner block

We understand there may be additional consideration of visual impacts as a result of 150 Ocean Street being a corner block (namely where Ocean Street meets Loftus Street). We acknowledge the dual street frontage at the southern end of the building (above unit 5) and would like to note:

- The proposed design of the pergolas is to cover the rear portion of the rooftop terraces, not the entire terrace. Therefore, the existing design incorporates an extensive setback of approximately 5 metres from the eastern edge (Ocean Street) of the first story of the building, and a setback of approximately 3 metres from the rooftop parapets on the eastern (Ocean Street) edge of the building, and the north eastern and south eastern (where Ocean Street meets Loftus Street) corners of the building. These setbacks are highlighted below in yellow and demonstrate the already reduced visual impact at the north eastern (above unit 8) and south eastern (above unit 5) corners of the building.



- We note any additional considerations arising as a result of 150 Ocean Street being a corner block should not apply to the pergola at the northern end of the building (above unit 8) as this end of the building does not have dual street frontage and is not on a corner.

3. Community feedback on exhibited DA

We note no objections (or submissions of any kind) were received from our neighbours surrounding 150 Ocean Street, including those who have a direct line of sight to our property from across the road on Ocean Street or directly south across the road on Loftus Street. Given no objections have been raised by our neighbours regarding potential visual impacts from the pergolas, we do not believe a further 1 metre setback from the northern and southern edges of the building are required or expected by our neighbours.

4. Potential damage to building from proposed setbacks

The current design of the pergolas has the pergola structures being affixed to the internal of the parapets on the northern, southern and western edges of the rooftop terraces. The current design does not involve affixing the structure to the existing concrete slab floors of the rooftop terraces.

A 1 metre setback from the northern and southern edges of the building would require the rooftop pergolas at unit 8 and unit 5 to be affixed directly to the concrete floor slab on the sides set back from the existing northern (unit 8) and southern (unit 5) edge parapets. Affixing the structures directly to the concrete floor slab would potentially compromise the existing waterproof membrane and potentially inflict damage on the reinforced steel in the slab, thereby impacting its structural integrity. These impacts could have flow-in effects to the entire building and the other lots/owners if the waterproofing is compromised and results in leaks throughout the complex.

5. Usability of rooftop terraces

The rooftop terraces make up a sizeable proportion of the floorspace of the upper floor units at 150 Ocean Street. Unfortunately, the rooftop floorspace is currently almost unusable when sunny or raining because of the lack of protection from the elements.

The design of the pergolas in this DA attempts to reduce visual impacts (notably by only covering the back portion of the rooftop terraces to ensure an extensive setback from Ocean St) while also providing the applicants with a reasonable amount of covered, usable space on the rooftop protected from sun and rain.

A 1 metre setback from the northern and southern edges of the building would reduce the pergola covered areas and thereby considerably reduce the amount of usable space. This would be particularly problematic for unit 5 which already has less usable space due to the narrower footprint of the rooftop and the location of the stairs and top landing. An additional 1 metre setback to the proposed unit 5 pergola at the southern edge of the building would result in a substantial reduction of usable space compared to the current design.

Thank you for taking the time to read this additional submission. We request you consider the above when making a recommendation to the Local Planning Panel, and that you provide a copy of this additional submission to the panel members.

If you require any further information or would like to discuss our application further, please do not hesitate to contact us.

Regards,

Karen Richards (Unit 8)
Kristina Cimino (Unit 5)
Donna Hall (Unit 6)