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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 7/12/2021 10:17:00 AM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

07/12/2021

MR George Smith  
173 Ocean Street  
Narrabeen NSW 2101

**RE: DA2021/2149 - 2 Tourmaline Street NARRABEEN NSW 2101**

This is a new application for a three storey dual occupancy residence on a vacant site and should comply with all development control plans.

The proposal does not comply with minimum setbacks on the northern boundary and western boundary.

The Norfolk Pine was vandalised during the latest unauthorised works on the site and should be immediately remediated.

The previous unauthorised work and backfilling of the property increased the actual NGL from around 6.3. Pls see link below for photos of the property prior to the backfilling.

<https://www.realestate.com.au/sold/property-house-nsw-narrabeen-105248673>

Based on a NGL of 6.3 the overall height greatly exceeds that allowable.

The NGL can also be confirmed by reference to the rear yard at 171 Ocean St.