

**From:** [Lee Kal](#)  
**To:** [Council Northernbeaches Mailbox](#)  
**Subject:** TRIMMED: Submission Application Number: DA2024/1003 please see attachment  
**Date:** Thursday, 29 August 2024 8:38:03 PM  
**Attachments:** [Submission Application DA2024\\_1003 Mr Leigh Kalazich.pdf](#)

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Hi Northern Beaches Council

I would like to make a submission to Application Number: DA2024/1003

It is an attached submission. Can you please notify me by either return email or contact number [REDACTED] that you have received it.

My details are in the attachment

Regards  
Leigh Kalazich  
6 Windsor Parade  
North Narrabeen 2101

Mr Leigh Kalazich  
Representing the Owners of the listed properties B&H Kalazich and Yartale Pty Ltd  
6 Windsor Parade  
North Narrabeen NSW 2101  
Mobile [REDACTED]  
29 August 2024

**RE - DA 2024/1003 1,3,5 Rickard Road NORTH NARRABEEN NSW 2101**



- 7 Rickard Road - Residential house, single storey
- 2 Windsor Parade - Commercial, single storey
- 6 Windsor Parade - Residential house, single storey
- 8 Windsor Parade - Residential house, single storey



**NOTE**  
On Applicants CONTEXT ANALYSIS PLAN DA 01  
6 Windsor Parade has been Incorrectly labelled Commercial.

As Owner of the surrounding properties I will be impacted by the proposed development.

## 1. Building Height

As referenced from the Applicants SEE, the building height does not comply -

“The proposed roof top projections including the proposed lift overrun and clerestory windows reach a maximum RL of 17.130m AHD, representative of a 4.73m (59%) variation of the building height development standard with the roof parapet having a maximum height of RL 15.9m AHD, representative of a 3.5m (43.7%) variation of the building height standard. The extent of the non-conforming elements is depicted on the Height Plane Diagram at Figure 7”



Figure 7 – Height plane blanket diagram

SEE Pages 17, 18 (BBF Town Planners)

Clause 4.3(2) of PLEP 2014

*“that has a maximum building height of 8.5 metres shown for that land on the Height of Buildings Map, may exceed a height of 8.5 metres, but not be more than 8.0 metres above the flood planning level.”*

Proposed building is 3.5m above Council guidelines.

## 2. Building Design

The bulk and scale of the building is inconsistent with the locality. Proposed wall height on the East and South boundaries would 8.63m (from NGL) high, just for the carpark (including podium balustrade), 71m long wall (38.1+33.155). Building overshadowing, all morning sun to 7 Rickard would be lost with a 13.9m high 11.5m long wall on the adjoining boundary. There are overlooking issues into the adjoining properties and beyond from the podium and apartment terraces.

The Retail/ Commercial space is non compliant @465msq 21% of total GFA.

Not all apartments meet sunlight and ventilation codes.

### 3. Setbacks

The development on Rickard Road elevation shows a 3.5m setback, this is not in line with the existing building setback along Rickard Road. Existing street setback should be maintained.

Building commercial and residential units with no setback on the east and south boundary that adjoins properties is not acceptable.

This will impede the future development of the adjoining properties.

Note, approved DA 2-8 Rickard Rd Nth Narrabeen has set backs of 3m and 6m to adjoining properties.

### 2. Parking

The proposed parking provision represents a shortfall of 4 spaces comprising 1 resident space and 3 visitor spaces when calculated in accordance with the Council DCP.

At present off street parking in the area does meet the needs of the residences and the commercial businesses. With three proposed developments (1,3 Gondola Rd, 2-8 Rickard Rd and 1-5 Rickard Rd) this will have significantly effect parking and traffic flow in the area.



Vehicles park along Minarto Lane although it is no parking on both sides.

### 3. Vehicular Access

Minarto Lane is narrow with two way traffic, no parking, and no pedestrian path or space for a pathway.

The lane is frequented by pedestrians and the driveway will be a pedestrian safety hazard. Minarto Lane is the rear access used by the commercial shops that front onto Pittwater Road and is frequented by loading vehicles and vehicles parking.

Minarto Lane has high traffic.

Vehicles travelling south along Pittwater Road turn right at the traffic lights into Gondola Road, then left into Minarto lane.

Vehicles travelling north along Pittwater Road turn left into Rickard Road, then left into Minarto Lane to access Windsor Parade and linked roads to the west.

Minarto Lane is a 'rat' run that is used parallel to Pittwater Road.

Approved DA 2-8 Rickard Rd Nth Narrabeen has 1.75m set back on Minarto Lane, this development shows a 1.5m set back. The set back should be consistent at 1.75m.

Rickard Road has high traffic with a bus route, the road is narrow with on street parallel parking both sides, the road is blocked with traffic during peak hours.

### 4. Landscaping

Does not meet deep soil and open space requirements.