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**From:** Greg Luckman  
**Sent:** 9/12/2021 7:58:47 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** FW: DA2021/1166 - 142 Ocean Street, Narrabeen

RE: DA 2021/1166-142 Ocean St Narrabeen. Amended Plans.

Att. Adam MITCHELL

Principal Planner

Please find my submission for the Northern Beaches Local Planning Panel consideration below in relation to the Demolition works and Construction of a Residential Flat Building at 142 Ocean Street Narrabeen.

I object to the proposal based on the significant negative impact it will have upon myself and other surrounding properties.

The proposed units do not meet the councils Development Control Plan (DCP) in a number of aspects:

The landscaped area is not even close to the required 50% for this site plus the planter boxes they do include as "Landscaped Area (min 2m wide)" and shaded green in the Landscaped Open Space Drawing submitted are not 2m wide. The grassed area at the front of the property also has a dimension of less than 2m and should also not be included according to the DCP rules.

The proposal encroaches on the side boundary envelope in two places - the screen wall on the roof terrace and the privacy screening on the northern side of apartments 3 and 4

The roof terrace and rumpus room make a total of 4 storeys in a zone that is supposed to be limited to 2 storeys according to council planning documentation.

The Proposal exceeds the 8.5m Maximum height recommendation in two places - at the rear of the building, and the screen wall + planting on the roof terrace.

The building height is of particular concern to me. The primary reason this building has a Roof RL of 16.70, 900mm higher than any of the other 2 storey units adjoining this block (the approved building for 140 ocean st roof has an RL of 15.80 for instance), is the 2700mm ceiling height in ground floor and level 1, and the 2600mm basement/rumpus ceiling height. Also, the height lost due to the extra depth required for a green roof of approximately 500mm, makes this situation worse, and so does the 1600mm Glass Screen and higher planting on top of the roof directly opposite my living room window to an even greater degree.

I don't believe this excess ceiling height will significantly add to the saleability of these units for the developer, whilst it will significantly impact upon my property as it blocks out all of the views from my living areas and diminishes my access to sunlight. This is primarily because this difference in height of 2 storeys with a standard 2400 ceiling height compared with 2 storeys of 2700 raises the top of the proposed building from below the sight line of a person standing in my unit (@ aprox RRL 15.80) as it currently relative the all the other adjoining properties to well above the sight line. At RL 16.70 + 800mm more for a green roof or 1.6m for the Glass Screen the proposal will block all my views for all 4 windows for 180 degrees.

The proposal will also block my access to sunlight, and when my unit only receives sunlight at present in the afternoons from September till April each year, and the four windows I have all point south directly at the proposal, this will represent a significant loss to my property.

Furthermore, when you consider the proposed roof terrace runs directly adjoining my 2 living space windows (living room and kitchen) and the planting shown in the drawings beside this terrace at a height of 2m in places or 1.6m for the associated glass screen the roof terrace, it would seem clear to me that these aspects of the proposal represent a significant negative impact upon my property.

Under the current proposal I would not be able to see any sky unless standing close to the window in both my kitchen and lounge room.

The proposed rooftop terrace will also impact on the privacy of my unit, the unit below mine, and the front 2 apartments in the approved building for 140 Ocean st.

If the developer could lower the overall height of the proposal so that I can still see the horizon from my unit I would be willing to forget my other objections to it.

Yours sincerely

Greg Luckman

7/144 Ocean St, Narrabeen NSW 2101

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**From:** Gregory Luckman [REDACTED]

**Sent:** Friday, 3 December 2021 12:08

**To:** Greg Luckman [REDACTED]

**Subject:** [EXTERNAL] Fwd: DA2021/1166 - 142 Ocean Street, Narrabeen

Sent from

Begin forwarded message:

**From:** Adam Mitchell <[Adam.Mitchell@northernbeaches.nsw.gov.au](mailto:Adam.Mitchell@northernbeaches.nsw.gov.au)>  
**Date:** 3 December 2021 at 11:22:43 am AEDT  
**To:** [REDACTED]  
**Subject:** DA2021/1166 - 142 Ocean Street, Narrabeen

Hi Greg,

Apologies for missing your phone call just now – I am having some internet troubles at home and the line continually drops out.

I note your request for an extension of time for submissions. The formal timeframe for submissions close on 06 December 2021, however we are legally required to accept any submissions up until the date of determination – therefore the timeframe will not be formally extended, but we are happy to receive submissions after the 06 December date and they will be considered with equal weight.

Please note that your submission below received on 21 August remains valid – you are welcome to 'add to' that submission rather than write a whole new one if you prefer.

The application will be presented to the Northern Beaches Local Planning Panel for determination in the coming weeks after the notification period – that is a public panel meeting and you will be granted to opportunity to address the Panel on your concerns before they make any decision (to approve or refuse the application). That meeting will likely be in the week before Christmas as the Panels shut down for all of January.

Any questions on the above, I am happy to answer via email, otherwise I can give you a call on Monday if preferred.

Kind regards,

**Adam Mitchell**

Principal Planner

Development Assessment - North Team

t 02 8495 5376

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**From:** [DYPXCPWEB@northernbeaches.nsw.gov.au](mailto:DYPXCPWEB@northernbeaches.nsw.gov.au) <[DYPXCPWEB@northernbeaches.nsw.gov.au](mailto:DYPXCPWEB@northernbeaches.nsw.gov.au)>  
**Sent:** Saturday, 21 August 2021 5:54 PM  
**To:** DA Submission Mailbox <[DASubmission@northernbeaches.nsw.gov.au](mailto:DASubmission@northernbeaches.nsw.gov.au)>  
**Subject:** Online Submission  
21/08/2021

MR Gregory Luckman  
7 / 144 Ocean ST  
Narrabeen NSW 2101  
[REDACTED]

**RE: DA2021/1166 - 142 Ocean Street NARRABEEN NSW 2101**

I object to DA 2021/1166 for the following reasons:

It will greatly reduce the value of my property.

The proposed development will massively impact my privacy with the proposed privacy screening offering some privacy to the proposed development and only very limited privacy to the units on the southern side of the my block. Furthermore, the balcony of apartment 3 looks directly into my kitchen, and the fixed ceiling to floor windows in bedrooms 1 and 2 of apartment 3 look directly into my living room, and vice versa in both cases. When the level 3 (or 4?) roof terrace is in use the people on it will be able to look directly down into all of the living areas of my property.

The proposed development will block out my views of the neighbourhood and horizon entirely and block out the vast majority of the sky. To see any sky one would have to stand within a meter of the window and look up through the gap. This does not constitute a 'reasonable sharing of views' as outlined in the control plan and impacts my property greatly. It would also cut out most of the sunlight we receive, and given we only receive sunlight during the summer months this would constitute a significant loss on our part. It would also significantly cut the amount of light we receive generally all year round.

The proposed development with current RL of 16.70 for the Roof and RL 17.75 for the planter box, lift overrun and wall/parapet is higher than all the surrounding properties built this century which is approximately RL 15.80. Were our block of units (144) ever to be rebuilt I would expect we would have to comply with the same precedent.

The building fails to meet the Local Development Control Plan in the following ways:

- Number of Storeys - the number of storeys for 142 Ocean St is 2 according to the "DCP Map Number of Storeys"

The Apartment 2 Rumpus room projects approximately 2 metres above ground level and so should be counted as a storey; and the Rooftop terrace is another storey, making 4 in total. This same rooftop terrace looks directly into all of the living spaces of my unit.

- The proposed development exceeds the limitation of the side boundary envelope on both sides as shown in Section CC of the Application.
- Site Coverage - this will result in excessive run off by limiting the amount of natural drainage available
- The proposed tree(s) and planting on the terrace would grow well past the top wall height and further obstruct the limited sunlight we receive.

I also have concerns about the damage that could be done to the footings of my building with an excavation taking place in the sand substratum so close to our foundations.

Northern Beaches Council

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