
Sent: 23/01/2020 1:05:26 PM
Subject: Online Submission

23/01/2020

MISS Lauren McHugh
22 / 134 - 138 Ocean Street ST
NARRABEEN NSW 2101
laurenmc31@hotmail.com

RE: DA2019/1512 - 140 Ocean Street NARRABEEN NSW 2101

Development Application DA2019/1512
140 Ocean Street, Narrabeen NSW

I am writing to object to the above development, on the basis that the proposal does not comply with the Warringah Development Control Plan 2011 in at least the following matters:

- Inadequate provision for solar access in winter to the development (significantly less than 50% stipulated)
- Severe adverse impact on solar access in winter to adjoining property at 134-138 Ocean Street (less than 10% salvaged).
- Inadequate provision of landscaped open space (33.2% underprovided)
- Inadequate rear boundary setback (14.6% underprovided)
- Inadequate front boundary setback (8.3% underprovided)
- Inadequate provision for on-site parking (1 space short)

It is considered that the proposal is:

- Non-compliant with multiple development standards
- is a significant over-development of the site, mainly due to breaching the DCP
- unreasonably and severely impacts on the overall amenity of adjoining properties
- is not in the public interest.

Due to the extent of my objections given the significant areas of non-compliance, I will separately send you by way of letter my detailed objections and explanations, with reference to the relevant contraventions.

I also formally request mediation, noting that I have requested from Council's Customer Service Centre the relevant form, and searched on Council Website. It appears that this form is unknown or unavailable.

The purpose of mediation is to formally state the objections in relation to the non-compliance above, and to request relocation of the access driveway and on-site parking to the applicant's northern boundary in order to ameliorate impacts on our outdoor backyard spaces from vehicle movements, noises and emissions.

Yours faithfully,

Lauren McHugh
23 January 2020