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**Sent:** 6/12/2021 2:49:13 PM  
**Subject:** DA2021/1166 - Application submission

Dear Adam Mitchell,

Both Ben and myself (owners of unit 10/144 Ocean street, Narrabeen) would like to submit the below issues regarding our property and the amended plans for DA2021/1166 (142 Ocean Street) which we feel are still going to significantly impact both the amenity of our living, views and value to our property.

### **Side boundary and window setbacks**

It appears the new plans may still be breaching the side minimum setbacks, particularly from a privacy perspective of their windows and balconies facing into our bedroom and bathroom windows.

The closeness of this building to ours on the North side still raises big concerns regarding our amenity, privacy and blockage of views from our windows.

### **Noise concerns**

Due to the proximity of the building to ours we still have concerns around general noise. We can hear everything in the current house 142 and they have one outdoor area.

Add to this the noise of a multi-dwelling with multiple outdoor balcony spaces facing directly into our bedrooms and living spaces.

### **Landscape to Land Area Ratio**

As mentioned in the sustainability report the development does not meet the requirement of the ratio of landscaping to land size ratio of a minimum of 50% of the site area.

If you don't factor in the green roof and terrace - it is currently only 30%.

And not sure how private balcony spaces / terraces are allowed to be included to substitute for this open space requirement?

Whilst we like the idea of a green roof from an environmental perspective, we question how this provides amenity to the building and substitute for open landscape space?

This issue impacts us as the building is larger than it should be - encroaching significantly onto our property.

### **Height of the building**

As a collective along with fellow owners in our building we have concerns of the height of the building still breaching the development height laws including the lift well, and proposed

screens on the front terrace.

Regards,

Rebecca and Ben Short