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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 29/04/2025 1:41:15 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

29/04/2025

MR CHRIS KNOX  
7 TURNER ST  
DEE WHY NSW 2099  
[REDACTED]

**RE: DA2025/0173 - 142 Ocean Street NARRABEEN NSW 2101**

I am the owner of 3/144 Ocean St Narrabeen and I would like my personal details to remain confidential and not be published.

I would like the following points addressed by the applicant and Council:

**STRUCTURAL MONITORING PROCEDURES**

- This is a major construction
- Properties in this area are predominantly built on sand
- To ensure our building is not affected, both during and after construction, we request a dilapidation study of our property, to be funded by the developer, prior to any works on the DA property commencing,

**DCP ADHERENCE**

- This proposal contains a basement plus third storey indoor and outdoor living areas.
- The current DCP provides a height limit of 2 storeys.
- The current proposal does not appear to meet DCP side setbacks. It is a large property and has plenty of room for a decent development within DCP guidelines.
- As such, this development is not compliant and should be modified to comply with the DCP.

**EXCESSIVE NOISE**

- Air conditioning units on the roof top are open to the north side of the property and as such will make excessive noise for occupiers of our building. At the very least, noise barriers should be used to dampen noise.
- Outdoor living areas on the roof top, including the outdoor spa, will mean noise levels are increased to the bedrooms along the southern side of our building. This area, as per the DCP, should NOT contain any living areas.

**SHADOWING**

- Whilst shadowing does not affect my property on the northern side of the DA, the property to the south will have unnecessary shadowing as the result of an oversized DA.

In conclusion, I believe the proposal in its current form will have a detrimental affect to neighbouring properties. This is mainly because it does not adhere to the current DCP or its intended objectives as detailed above.

The state government has also made the decision that this part of Narrabeen should be limited to 2 storeys and this development is clearly 3 living levels.

Council and state government controls are mandated in order to prevent over development and to maintain the amenity of the area.

Clearly this proposal represents overdevelopment and needs to be modified.