
Sent: 22/08/2021 5:36:51 PM
Subject: Submission re-DA2021/1166
Attachments: DA Submission - Oriane Perrin and Stéphane Campion.pdf;

To whom it may concern,

Please find attached our response to the development application no. DA2021/1166.

Kind regards,

Oriane Perrin & Stéphane Campion
7/59 Lagoon Street, Narrabeen

Oriane Perrin and Stéphane Campion
7/57-59 Lagoon St, Narrabeen NSW 2101

Orianehperrin@gmail.com
Stephane.inbox@gmail.com

Re: Development application 142 Ocean Street, Narrabeen NSW 2101 - DA2021/1166

Dear Adam Mitchell,

We have received a notification letter for DA2021/1166. Our property interfaces with the West end of the proposed development project and we raise the following concerns:

1) Height of the building:

- Our unit is located on the first floor of a small, 2-storey building of only 8 apartments at 57-59 Lagoon Street. The project proposal stipulates the creation of 2-storeys as well as a rooftop terrace which will culminate to a total of over 8 metres in height.
- We currently enjoy sky views as well as views across unbuilt areas and greenery from the West end of 140 to 142 Ocean Street.
- These views will be considerably reduced due to the sheer size of the proposed project.
- Also, the rooftop terrace featuring planted garden beds with trees will further disrupt the view and block sky views and light to our building.

2) Tree removal:

- The development proposal recommends the removal of a healthy palm group located along the West end fence bordering our property as well as a group of tall strelitzias on the North-West end.
- This will considerably impact privacy as the tall palms and strelizias are not only beautiful to look at but also provide a necessary natural screen between neighbours while still allowing light to filter through.
- While we understand this is more of personal concern, we still would like to mention that we have just purchased our unit on July 26th, 2021 and the current view over the palm trees is one of the main reasons we decided to purchase. We believe the loss of this feature on the neighbouring property will devalue our property as well as other surrounding properties.
- We would like to suggest that the current trees and palms are preserved as well as additional tall specimens be added as necessary to preserve the current levels of privacy.



Outdoor view from 7/59 Lagoon Street



Indoor view from unit 7/59 Lagoon Street

3) Proximity to our building:

- The currently existing property at 142 Ocean street is sitting at approximately 18 metres of distance.
- The new development proposal will bring the new building to only 6 metres from the boundary while the swimming pool will only be 1 metre from the fence.
- The proximity will impact our views as well as privacy as the apartments on the West end will have direct views into our living room and kitchen.

4) Swimming pool, rooftop terrace and lower levels:

- The project plans to excavate a considerable amount of soil in order to build an undercover car park, a rumpus room and a swimming pool.
- We are concerned this will affect the stability of our own terrain (especially alongside the fence). We have seven garages housing cars and personal belongings as well as concrete paving close to the boundaries and the excavation could alter the stability and integrity of that area.
- We are also concerned that the addition of the swimming pool, rooftop terrace and rumpus room will affect the tranquility of our neighbourhood. There is currently no swimming pool or rooftop terraces in the neighbouring blocks. The quietness of the

neighbourhood is an important aspect that should be preserved for the benefit of the community.

- The swimming pool will be located right in between buildings which will likely cause echo and impose noise on all neighbours.

Thank you for considering our submission. We remain available should further information be required.

Kind regards,
Oriane Perrin and Stéphane Campion