
Sent: 28/01/2020 8:41:12 PM
Subject: Online Submission

28/01/2020

MRS Susan Green
15 / 134 - 138 Ocean ST
Narrabeen NSW 2101
sueandmerv@yahoo.com.au

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

Application DA2019/1512
Lot 13 DP 606591 140 Ocean street Narrabeen.

I am writing to object to the above development with my concerns:

- Privacy Issue, the family room terrace will look directly into our bedroom and this will take all privacy away from us. (Can provide photo's from inside our bedroom to confirm the lose of our privacy). The recommended plants on the southern side of the family room and terrace area, only grows to a height of 1M when mature and will not provide privacy into our bedroom. If not rectified standing on the terrace from an elevated position will allow these individual to look directly into our unit and also the noise transfer will be heightened. My recommendation is to use 2M high privacy screens to provide us with privacy.
- Concern in regards to the 4M NSW Christmas bush on the bountary fence, that the roots could cause damage to wooden fence and to the water pipes & plumbing of our building.
- Severe adverse impact on solar access in winter to adjoining property at 134-138 Ocean Street (less than 10% salvaged). The plans refers to the the trees on the bountary of the Southern fence of the 4 bedroom house to grow to 4M which will completely cut our sunlight to our garden, entertaining area and cause our entire unit to be darker. (Can provide photo's or access for accessor to come and review). The trees in front of the building on Oceans street will also affect the sunlight to the entire northern side of the lower units. Sunlight is very important to all of these ground floor units as we have internal bathrooms with no windows and this promotes mould and mildew. Our ventilation with the height of the building and trees will be affected.
- Inadequate provision for solar access in winter to the development (significantly less than 50% stipulated)
- Inadequate provision of landscaped open space (33.2% underprovided)
- Inadequate rear boundary setback (14.6% underprovided)
- Noise pollution, would recommend to build a double brick bountary wall on the Southern side in from of the family room to keep the noise down from the car. This will also provide protects to the fence and our neighbours, if a person accelates to fast backwards and hits the fence.

Looking forward to your reply
regards
Sue and Mervyn Green