
Sent: 20/08/2021 12:06:46 PM
Subject: DA Response DA2021/1166

To whom it may concern,

Below is our response and concerns regarding the development application of 142 Ocean Street Narrabeen (**Application no.DA2021/1166**)

We own and live in one of the bottom floor units at the back of block 144 Ocean street (to the right side of the proposed development) and will be one of the most impacted neighbors.

Boundary concerns and proximity to our unit block:

The proposed development looks incredibly close to our unit block, particularly with their balconies facing directly into our bedroom windows.

This raises concern of privacy and noise imposition.

Being so close we also have concerns with potential construction and excavation damage to our building.

Due to the proximity to our bedroom windows, we have two small children including a baby sleeping through the day in those bedrooms closest to the development and have concern for the impacts of construction and excavation drilling on their hearing and health i.e. and potential issues from inhaling dust / sand residues etc.

Height Concerns:

Concerned about the height of the building with the proposed entertaining roof top terrace and particularly the left angle roof design height (see image below)

We aren't too sure what the purpose of the angle design is on the building? This appears to almost reach the height of our building.

Although we support beautiful gardens the proposed trees on the roof top seem inappropriate and are questionable regarding height limits.

This could also further block views / light into our building unnecessarily.



Blockage of light, privacy issues and devaluing of our property:

We spent our life savings to purchase our unit a couple of years ago, and whilst we know development is inevitable we did not foresee this scale of development directly on top of us blocking light and air flow into our unit, imposing privacy and noise from a multi dwelling.

Our unit is at the back of 144 on the lower level and middle of the block, our only light comes from the north and south side of the building, with the north side facing trees and another block of units. The south side windows are our main source of sunlight and air flow and also gives us concerns about potential health impacts both mental and physical.

Whilst this may be more of a personal impact, we believe this development will also substantially de-value our property as well as others in our building.

Proposed landscape / trees:

Whilst we are supportive of beautiful landscaping and trees for privacy (rather than having to view a building) we would like to request to be mindful of proposed trees blocking further light into our units.

At the moment the property has beautiful mature strelitzia and palm trees directly on the fence line that provide wonderful privacy for us and 142, whilst allowing light to flow through, we would prefer and would like to request for both parties sake that these are not removed and trees more along these lines are planted along the fence line.

Or other palm trees that provide privacy and light to still filter through rather than dense foliage trees that might grow too tall eventually i.e banksia trees.

Thank you for taking the time to read our submission for this DA.

Regards,

Rebecca Short (nee. Caves) and Ben Short
Unit 10/144 Ocean Street Narrabeen.