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Sent : 26/04/2025

Re : DA2025/0173

Lots 12 Sec 4713 DP 111254 and Lot 13 DP 606591 – 140 / 142 Ocean Street Narrabeen 2101

Submission in relation to Development Application – DA2025/0173

Objections for consideration:

1. As per the Warringah Development Control Plan reasonable privacy to adjoining neighbours is required, windows to the second level of the proposed plan - **W118, W119** and **W120** being bedrooms and directly opposite to existing family living areas are high and wide. These windows and similar are on bedrooms and bathrooms and are all directly opposite similar occupied spaces in the adjoining Strata. The proposed submitted plans indicate windows to bedrooms some 2700mm high possibly creating excessive illumination, silhouettes and noise when the respective rooms are occupied. Consideration be undertaken that bedroom windows on this elevation be reduced in overall height and nominate a windowsill height to 1.65 metres above FFL or removed all together for bathrooms and skylights installed as an alternative.

2. The proposed Level 3 Apartments' rooftop Alfresco/Spa/Outdoor entertaining area at the rear consists of an open external area, of particular concern is the South Western section. Controls to be implemented in respect of the proposed Spa and its associated equipment (pumps / filtration systems) specifically noise attenuation and spa equipment time of use. The addition of privacy screening should be a mandatory consideration. Council needs to ensure that the as indicated Spa does not interfere with the reasonable amenity of adjoining neighbours.

3. The submitted Apartment Design Guide (ADG) Compliance Statement Objective 4A 1.3 seeks a variation – *"Two apartments receive no direct sunlight between 9:00 am and 3:00pm at mid-winter"* the reasoning provided within the ADG that *"The northerly aspect on this site is severely compromised by an existing apartment building in close proximity to the boundary. The aspect to the south is much more desirable. In accordance with the design guidance the site has been optimised to take advantage of the more desirable aspect to the south despite having a very small non-compliance with the numerical design criteria"*

This being the case a significant proposed new shadow is created as the proposed apartments along the Southern boundary are to be set below the natural ground Level which is marginally counterproductive in attaining any direct sunlight for those apartments on this elevation.

This proposed new shadow increases further the impact on neighbouring residents with the advent of the Level 3 apartment, maximum height requirements would be achieved setting the apartments from natural ground level and eliminating L3 apartment.

4. Side setbacks of less than the 6 meters are nominated further impacting adjoining

residents with shading and privacy. The submitted ADG Compliance Statement Objective 3F 11 seeks this and we request that this be rejected. The proposed side setbacks are definitely uncomplimentary to the established / existing streetscape by creating an appearance of increased density with limited green and open space separation. The opportunity of creating “wind funnelling” aspect for neighbouring residents along the Narrabeen peninsula is of concern.

A further quote provided within the ADG for reasoning to support a variation request is as follows; *“The northerly aspect on this site is severely compromised by an existing apartment building in close proximity to the boundary.”* It is interesting to note that although this quote has been provided as reasoning to support a variation request within the ADG, the proposed submitted plans will make this worse on the northern boundary and will also just create this same issue for the neighbouring residents on the southern boundary.

Thanks and kind regards

[REDACTED]
[REDACTED]

- * Please remove residential address from submission when posted on public forum, thank you and regards.