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**From:** [REDACTED]  
**Sent:** 6/12/2021 10:50:30 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** Fwd: Submission re Amended Plans - DA2021/1166  
**Attachments:** 06122021 Submission re DA 2021 1166 (2) - Copy - Copy.pdf;

I refer to the email submitted to Council at 10:44pm tonight.

I wish to keep my name, email address & phone number confidential.

Thanks

----- Forwarded message -----

From: [REDACTED]  
Date: Mon, Dec 6, 2021 at 10:44 PM  
Subject: Submission re Amended Plans - DA2021/1166  
To: <[council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)>

Development assessment - DA 2021/1166 (142 Ocean Street, NARRABEEN)

Attention: Adam Mitchell

## **SUBMISSION TO NORTHERN BEACHES COUNCIL**

### **PROPOSED DEVELOPMENT - AMENDED PLANS (DA2021/1166)**

#### **Lot 12 Sec 47 DP 111254 - 142 Ocean Street, NARRABEEN**

I refer to a letter dated the 24 November 2021 received from Northern Beaches Council notifying me of amended plans lodged by the applicant on the 23 November 2021.

The concerns raised in my original letter of the 3 September 2021 have not been satisfied.

Therefore I make the following submission in relation to those amended plans for the proposed development.

#### **SIDE BOUNDARY ENVELOPE:**

1. Reference is made to Amended Plans – Master Set, Apartment 3, Section BB and Section CC (page 8 of 12).

The applicant has failed to address the issue of the balcony and the rooftop terrace being outside the building line of the Side Boundary Envelope and therefore does not meet the Objectives or Requirements of the WDCP.

#### **SIDE BOUNDARY SETBACKS:**

2. The side boundary setbacks have not changed from the original plans that were lodged. The issue is the applicant is ignoring the fact that there is a 4.5 metre setback on the side boundaries. The original/amended plans lodged fail to comply with the WDCP resulting in an overdevelopment of the site.

#### **BULK BUILDING:**

3. Reference is made to a letter prepared by Minto Planning Services in relation to the height of the building – ‘The proposal will result in a maximum building height of 8.623m...’

The maximum allowable building height is 8.5m under the WLEP 2011.

The applicant is now submitting amended plans to increase the building height which will also put it further outside the side boundary envelope and also outside the 4.5m

side boundary setback. This will have a detrimental impact on the residents at 144 Ocean Street.

The amended plans lodged do nothing to address the overdevelopment of the site due to noncompliance of the issues raised above.

On this basis I submit that the amended plans for the proposed development not be approved in their current form.