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Subject: Online Submission

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RE: DA2021/1166 - 142 Ocean Street NARRABEEN NSW 2101

I object to DA 2021/1166 for the following reasons:

It will greatly reduce the value of my property.

The proposed development will massively impact my privacy with the proposed privacy screening offering some privacy to the proposed development and only very limited privacy to the units on the southern side of the my block. Furthermore, the balcony of apartment 3 looks directly into my kitchen, and the fixed ceiling to floor windows in bedrooms 1 and 2 of apartment 3 look directly into my living room, and vice versa in both cases. When the level 3 (or 4?) roof terrace is in use the people on it will be able to look directly down into all of the living areas of my property.

The proposed development will block out my views of the neighbourhood and horizon entirely and block out the vast majority of the sky. To see any sky one would have to stand within a meter of the window and look up through the gap. This does not constitute a 'reasonable sharing of views' as outlined in the control plan and impacts my property greatly. It would also cut out most of the sunlight we receive, and given we only receive sunlight during the summer months this would constitute a significant loss on our part. It would also significantly cut the amount of light we receive generally all year round.

The proposed development with current RL of 16.70 for the Roof and RL 17.75 for the planter box, lift overrun and wall/parapet is higher than all the surrounding properties built this century which is approximately RL 15.80. Were our block of units (144) ever to be rebuilt I would expect we would have to comply with the same precedent.

The building fails to meet the Local Development Control Plan in the following ways:

- Number of Storeys - the number of storeys for 142 Ocean St is 2 according to the "DCP Map Number of Storeys"

The Apartment 2 Rumpus room projects approximately 2 metres above ground level and so should be counted as a storey; and the Rooftop terrace is another storey, making 4 in total. This same rooftop terrace looks directly into all of the living spaces of my unit.

- The proposed development exceeds the limitation of the side boundary envelope on both sides as shown in Section CC of the Application.

- Site Coverage - this will result in excessive run off by limiting the amount of natural drainage available

- The proposed tree(s) and planting on the terrace would grow well past the top wall height and further obstruct the limited sunlight we receive.

I also have concerns about the damage that could be done to the footings of my building with an excavation taking place in the sand substratum so close to our foundations.