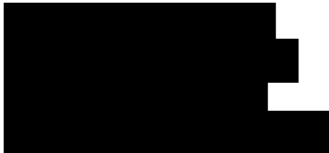

From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 23/06/2025 10:15:43 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

23/06/2025



RE: DA2025/0616 - 153 A Ocean Street NARRABEEN NSW 2101

Hi. I would like to register my objection to the proposed development at 153A Ocean Street, Narrabeen, NSW 2101 (the proposed development) - Application Number: DA2025/0616 - on the grounds it impacts the current views and reasonable enjoyment of Unit 2, 151 Ocean St, Narrabeen. The objection is based on the following elements:

1. The proposed building encroaches into the foreshore setback with no reasonable justification when balanced against fairness and equity
2. Privacy screening on the southern end of the first floor balcony of the proposed building obstructs high value views to Narrabeen pool and headland from the main balcony of Unit 2, 151 Ocean St. The first floor balcony screening on the proposed development, as seen on the Master Plan but not described in the Statement of Environmental Effects, introduces an unreasonable and substantial reduction of shared views for the private open space of Unit 2, 151 Ocean St, compared to current state. This would not seem inline with the spirit of the requirements in section D7 - Views in the Warringah Development Control Plan 2011. It would also be out of line with custom and practice regarding balcony screening in the vicinity of the proposed development in recognition of the value of the shared views to each property.
3. BBQ located on southern end of ground floor terrace of the proposed development does not indicate if it has an extraction system or flue venting to the side boundary. If it was to vent to the side boundary, this would direct smoke towards the first floor balcony of Unit 2, 151 Ocean St impacting reasonable enjoyment of that private open space area.

