
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 29/04/2025 6:42:13 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

29/04/2025

MR Philip Bird
12 / 53 - 55 Lagoon Street ST
NARRABEEN NSW 2101
[REDACTED]

RE: DA2025/0173 - 142 Ocean Street NARRABEEN NSW 2101

Dear Assessing Officer

Regarding DA2021/1166 - 142 Ocean Street.

I own Unit 12/53-55 Lagoon Street. Please see my comments outlined below:

I support the proposed rear landscaping and the inclusion of a "green roof" within the development design.

Concerned about the non-compliance related to the three-storey residential floors, particularly the associated building size and the overshadowing impacts on adjacent yard spaces.

The plans do not clearly specify the proposed fencing arrangements with 53-55 Lagoon Street. Due to level differences between properties, replacement fencing will required based on qualified advice.

We request confirmation that the applicant will bear all associated costs for fencing and retaining works.

Concerns Regarding Stormwater Drainage Proposal:

The proposed stormwater management includes an underground "absorption trench" system (36 cubic metres) adjacent to 53-55 Lagoon Street.

We are concerned about potential impacts on our underground borehole irrigation system. We request assurances from the applicant's engineer confirming that our system's operation will not be adversely affected.

We appreciate the opportunity to make this submission and request that our concerns be considered as part of the assessment process.

Regards

Phil Bird

