
From: Lauren McHugh
Sent: 9/04/2025 4:09:26 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Submission regarding development application for DA2025/0173

Dear Council

Please find enclosed my submission in respect of DA2025/0173, 140-142 Ocean Street Narrabeen, NSW, 2101

I would like the following points addressed by the applicant and Council:

Lack of due process relating to development applicant

- No sign was posted on the property (140-142 Ocean Street, Narrabeen) subject to the development application.
- No letters were sent to property owners in my building (134-138 Ocean Street, Narrabeen), nor to our strata manager.
- This has impacted all residents' ability to make an informed and timely submission in response to the application. This is a legal right of property owners and council has an obligation to uphold this right. For this reason I have concerns regarding the governance and integrity of the application process.
- I request Council to provide an explanation for the failures in due process above.

Noise pollution – during development

- I work from home and have done so the past 11 years. My apartment and working area is on the North side of the building and directly adjacent to the proposed building site. Please advise what compensation will be made available for me having to work away from my building during periods of loud, heavy construction.
- Please advise what solutions will be implemented to mitigate noise and the daily start/end times of construction.

Noise pollution – after development

- Drive-way which will run along the South side of the building, alongside the garden of my property and my only outdoor area. I purchased a property towards the rear of my complex to avoid traffic noise. Please advise what procedures and adjustments to the garage entry are possible such that underground entry is available when directly exiting Ocean Street.
- Air-conditioning units – currently these are planned on the North side of the property which is great and I am currently satisfied in this regard. If these plans were to change, this would affect my garden and outdoor area.

Shadowing

- I am concerned that the proposed height of the building at 3 storeys will affect the amount of sunlight received by my garden and North facing rooms, particularly after 3pm in June, mid-winter. I request the applicant to explain and mitigate any potential shadowing impact to my property.
- In this regard, it is also my understanding that a 3rd Storey does not confirm to current zoning.

Landscaping and privacy

- Given the proposed apartment-style building, privacy will be important for occupiers of both buildings. Please can we discuss high-quality landscaping options/styles to create a natural screening solution between the buildings.
- Please can we discuss and agree on high-quality options for the adjoining fence between the buildings. I note that the same style fence is used to divide properties across the North side of the building and request that this is also replaced at the cost of the applicant as part of the development. I can supply examples of preferred options.

Structural Monitoring

Please advise what structural monitoring will be conducted on neighbouring buildings during excavation and construction. The ground is sand, as such major works will need to be monitored to ensure that our building is not affected, both during and after construction.

Regards

Lauren McHugh
22/134-138 Ocean Street, Narrabeen, NSW 2101