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08/04/2025

MISS Linda Quy
21 / 134 - 138 Ocean ST
Narrabeen NSW 2101
[REDACTED]

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

There are a few points I thought would be like to highlight and get clarity in regards to the DA2025/0173 TRIO NARRABEEN apartments, 140 - 142 Ocean street Narrabeen.

1) SHADOWING (MOST CONCERNING): On page 18 of the plans, you'll see the shadowing effect. It appears that the garden and my garden will get minimal sunlight, particularly after 3 pm in June (mid-winter). This suggests that there will be some overshadowing, and it might impact the amount of light we receive. We have internal bathrooms and the mould build up could be quite high during the winter months if we do not get the winter sun. WHAT IS A POTENTIAL SOLUTION.

2) PRIVACY: There are 2 bedroom windows on the 1st floor that looks directly into our main bedroom and lounge. A review of additional privacy screens, or shutters, to block direct sightlines into our space. If privacy is impacted, could the landscaping plans be reviewed as a potential compensatory measure. The east to west dividing fence is also at its lowest point from our garden and the way to the end of the building. We might not have privacy from the ground floor unit opposite our garden. Replacing the dividing fence with a higher fence will assist in noise pollution as well as privacy.

3) NOISE POLLUTION: Concerned at the noise from the spa on the roof and what was mentioned above under Privacy. Additionally, the building will have several air conditioning units (luckily on the other side of the structure), but it's worth addressing, if there are any air conditioning units facing south.

4) STRUCTURAL MONITORING PROCEDURES. I would also like to know what structural monitoring will be carried out on neighbouring buildings during the excavation and construction. The ground is sand and any major works will need to be monitored to ensure that our building is not affected by building movement.

5) DUE DILIGENCE AND PROCESS: There has been no written notification about this development from the Council or visible notices attached to the 2 houses being 140 and 142 Ocean street, Narrabeen.