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**Sent:** 17/04/2025 9:19:26 AM  
**Subject:** Submission : DA2025/0173 - 140-142 Ocean Street

We are writing in respect to DA2025/0173. We are making a formal submission regarding the proposed expanded luxury apartments at 140-142 Ocean Street, Narrabeen, NSW 2101.

**\*Due Diligence and Due Process\***

1. We / our entire unit complex has never received any official notification by Northern Beaches Council of the proposed development adjacent to our unit complex at 134-138 Ocean Street.
2. There has never been any visible council notice placed on either property, i.e. 140 and 142 Ocean Street, respectively, regarding this particular build.
3. We have therefore been deprived of any legal entitlement to provide constructive feedback on elements of the build that we have genuine concerns about.

Having been informed via an anonymous letter and having subsequently searched the Northern Beaches Council Development Applications database, we were able to view the proposed development documentation.

**\*Concerns\***

1. The DA appears to show a 3rd level, which we believe does not conform to current zoning. We would therefore be opposed to the 3rd story of this development.
2. The proposed build would potentially generate excessive noise given a roof-top spa is proposed in the design.
3. The proposed build would also cause privacy concerns for us and our neighbours within our complex based on the new development plans as they are currently presented. This would particularly impact our apartment block on the northern side of our complex at 134-138 Ocean Street.

We shall await your response to our concerns regarding due process and the new build specifics we have raised.

Lynne Evans and Cameron Schrijvers  
U19 / 134-138 Ocean Street, Narrabeen NSW 2101