
From: Matthew Owens
Sent: 24/10/2023 4:59:02 PM
To: Council Northernbeaches Mailbox
Cc: Katie Owen
Subject: TRIMMED: RE: Development assessment 2 to 8 Rickard Rd North Narrabeen NO267/16 Anthony Gleeson
Attachments: Revised Owens submission (002).docx;

Hi,
Please see our revised concerns and images of the development application next door.
Cheers
Matt

From: Matthew Owens
Sent: Thursday, 5 October 2023 1:23 PM
To: 'council@northernbeaches.nsw.gov.au' council@northernbeaches.nsw.gov.au
[REDACTED]
Subject: Development assessment 2 to 8 Rickard Rd North Narrabeen NO267/16 Anthony Gleeson

Attn: Development assessor,

We reside and own 2/10 Rickard Rd North Narrabeen on the 2nd and 3rd levels. (first level and business and carpark raised above flood levels)

We have received notification of a development and can't seem to see in the documentation some areas of concern.

- Sun diagrams and effect on our property including our swimming pool
- Privacy states the northern wall will be a wall only (facing Gondola St factories). What will be facing our property and how will this affect our privacy? How close is it proposed to be to our border on the west?
- If approved we will lose any breeze to our entertainment and pool area from the north of our property and also the northerly. How far back is the front of the proposal facing south?
- What is the plan for the ongoing issue with flooding? Already we have seen underground parking in the Street on the news completely flooded.
- On streets parking is a huge problem already servicing many apartments, business, cafes and restaurants within a few hundred metres. This parking issue is even more so escalated during clearway hours.
- Waste services are an ongoing issue as there is always a struggle to find space to put the bins in the gutter for pick up. Local residents, visitors and shoppers/café goers move these so they can park and in turn our bins do not get emptied.

We would really love to hear back from you with regards to our questions and concerns to review prior to final approval.

Regards
Matt and Katie Owens
[REDACTED]

This is our family home. 4 bedroom, 2 level apartment which has an eastern orientation. We live here with our three teenager sons. Our only outlook is to the east onto the development site. Photographs of our property are attached.

We strongly object to any further impacts on our property arising from the proposed modifications.

The Impacts on 2/10 Rickard Road include:

- **Overshadowing.**

The proposed development will result in the loss of all morning sun to our only open space area. Our pool and main recreational space will be vastly affected by bringing on almost all day shade and lack of sun and lack of privacy.

- **Privacy impacts.**

The close proximity of the building is outrageously close and we would lose any privacy in our open space area. Occupants of the development site will be able look directly into our lounge/dining/kitchen with bi fold doors leading out to the pool and recreation area.

The 3 Bedrooms upstairs will also be heavily impacted by the close proximity of the building. The proposed balconies and windows will face directly into all our bedrooms.

- **Visual impacts**

The proposed development has excessive bulk and scale and will be visually dominating when viewed from our property.

- **View impacts**

The proposed development will impact our view toward Narrabeen Lakes. A reduction in the landscaping is also a concern for the aesthetics and its impact on our property. This would have us lose our current view of trees and Narrabeen Lake.

We would like to request a site visit from the relevant Council planner to assess the impacts of the proposed development on our property.



Figure 1. Pool and entertaining area of 2/10 Rickard Road



Figure 2. East facing windows of 2/10 Rickard Road