

SSD-87033962 – 815 Pacific Highway, Chatswood Submitted by: a Lot owner, SP65907
Address: 14 Brown Street, Chatswood NSW 2067 Date: 21 July 2026

To: The Department of Planning, Housing and Infrastructure Re: SSD-87033962 – 815 Pacific Highway, Chatswood

I am a co-owner and resident within Strata Plan 65907, located at 14 Brown Street, Chatswood. My lot is positioned on the northern-facing façade of the building and is directly oriented towards the southern façade of the proposed 61-storey development at 815 Pacific Highway.

I wish to lodge an individual objection to the proposal on the basis of the significant and permanent impacts it will have on the amenity, privacy, and liveability of my home.

1. Overshadowing and Loss of Solar Access

The proposed tower's height and massing will cast extensive shadows over the northern side of SP65907. As a northern-facing lot, my apartment currently receives essential daylight that supports:

- natural lighting of living areas,
- thermal comfort, and
- general residential amenity.

The proposed development will substantially reduce or eliminate this solar access for much of the year. This impact has not been adequately assessed in the EIS.

2. Privacy Loss and Overlooking

The southern façade of the proposed tower contains a large number of residential units with direct line-of-sight into my apartment. This will result in:

- severe privacy loss,
- direct overlooking into living spaces and bedrooms, and
- a material reduction in the reasonable enjoyment of my home.

The scale of the building means that overlooking will occur from multiple levels and at close proximity.

3. "Wall Effect" and Visual Enclosure

The height and bulk of the proposed tower will create a pronounced "wall effect" when viewed from my lot. The development will sit immediately adjacent to our northern boundary and will:

- visually dominate the outlook from my apartment,
- create a sense of enclosure, and

- significantly diminish the visual amenity and openness currently enjoyed.

This effect is particularly severe for northern-facing lots, which rely on this aspect for daylight, ventilation, and outlook.

4. Cumulative Impact on Residential Amenity

Chatswood is currently experiencing a high concentration of State Significant Developments, many of which are already approved or under assessment. The cumulative effect of these large-scale towers is:

- progressive overshadowing of established residential buildings,
- increased privacy and overlooking impacts,
- loss of sky views and daylight, and
- gradual erosion of residential amenity for long-standing communities.

The EIS does not meaningfully address how this proposal contributes to these cumulative impacts, particularly for buildings like SP65907 that are surrounded by multiple SSDs.

5. Request for Further Assessment

Given the direct impacts on my lot, I request that the Department require the applicant to provide:

- detailed overshadowing and solar access modelling specifically for northern-facing lots of SP65907,
- a privacy and overlooking assessment addressing direct line-of-sight impacts, and
- revised plans demonstrating how the development mitigates visual bulk and wall effect impacts on neighbouring residential buildings.

Conclusion

The proposed development will significantly and permanently reduce the amenity of my northern-facing lot through overshadowing, privacy loss, overlooking, and visual enclosure. These impacts have not been adequately assessed or mitigated in the EIS.

I respectfully request that the Department consider these issues in its assessment and require the applicant to address them in full.

Yours sincerely,

Owner and resident

21 July 2026