

Pauline Wythes
Director
Social and Diverse Housing Arrangements
Department of Planning, Housing and Infrastructure

Ref: Indigo by Moran – 156-164 Ocean Street Narrabeen (SSD-76220734)

To whom it may concern,

I am writing as an immediate neighbour and concerned community member in objection to the proposed development above. These include objections as referred below:

Key Objections:

Building Height

The proposed building height indicated of 6 storeys is not compatible with the Local Govt, WLEP or State Govt. Housing SEPP for (R3 Medium Density Residential). All development proposals should comply with planning regulations and this proposal exceeds the State Govt. SEPP building height by 70%. Reducing the building height to the allowable standard will maintain solar access and not cause overshadowing especially to affected neighbours along Loftus and Lagoon Streets.

Building Scale & Density

The proposal is not consistent with local character and does not reflect development standards set out in the Housing SEPP. The increased building height and density causes unreasonable visual and amenity impact. No design techniques have been used to reduce the visual bulk of the building and mitigate negative impacts on neighbouring properties on Loftus Street.

Building Setbacks

Minimum setback from boundaries will have adverse effects such as overshadowing, loss of privacy and reduction in solar access for all neighbouring properties along Loftus/Lagoon Street. The design setbacks maximise the private open space in the development whilst reducing public open space to boundaries and vegetated streetscapes. Greater setbacks should be allowed with deeper soils for landscaping to mitigate the adverse effects mentioned above.

Overshadowing Impact

Overshadowing of neighbouring properties along Loftus and Lagoon Street will have severe liveability and amenity impacts. Solar access to living areas and private open space will be minimal, greatly reducing the quality of life for occupants. Solar access during the critical winter period will exclude solar generation and place further strain on the electricity grid. Reducing the building height to the permissible standard will enable all immediate neighbours to maintain their health and wellbeing with uninterrupted solar generation.

Vegetation Removal

The drawings indicate 67 mature trees to be removed with only 7 retained. These include the iconic Norfolk Island Pine and Australian Paperbark important ecological food and shelter trees. The Australian Paperbark from coastal locations take over 50 years to mature in sandy soil and are nectar source for the endangered microbat community. Native fauna including Microbats are well known to suffer from habitat loss from tree removal.

Waste Management

Waste management collection will require heavy rigid vehicle rather than the present medium rigid vehicle to cope with the density of the development. Rigid vehicles are not acceptable for the narrow streets or intersections surrounding the development and will cause traffic delays. It also increases safety risk for the high pedestrian activity identified by Local Government.

Traffic Management

This location in Narrabeen was one of the locations recently noted in Council's May Meeting referenced under the Safer Neighbourhood Program. Crash history and other supporting information including speed and volume data noted the already high pedestrian activity in the area. This data was sufficient to attract funding under the Transport for NSW, "Safe Speeds in High Pedestrian Activity and Local Area Program". This proposal will add more than 200 vehicles into the surrounding streets without counting visitors attending functions at the Pavilions rooftop terrace event space.

Site Access

Changes to the existing entry and exit for the development will have adverse impact for street parking and traffic congestion. Movement of the bus stop on Ocean Street near the roundabout causes loss of street parking and confusion for public transport users. The new entry located on Lagoon Street will result in tree canopy loss and will add traffic congestion for school drop off and pickup occasions.

Utility Infrastructure Supply

Extra loads generated by the proposal will affect high demand during peak times and may lead to local community power shortages. Sydney Water has recently repaired the Loftus Street sewage pump station for existing properties. Further upgrades to electricity, water and wastewater will be required as consequence of the development.