

27 October 2025

DPHI

Dear Secretary

RE: OBJECTION TO SSD-76220734 156 OCEAN ST NARRABEEN

I live at 84 Lagoon St Narrabeen opposite the proposed development. I object to the overall scale, size and nature of this proposed development as it does not fit within this community.

My concerns are:

OVERALL DESIGN OF THE COMPLEX

The scale and size of this development is not in compliance with standards for this suburb. It should have to comply with the rules just as every other development application has to.

The way it has proposed 6 stories (which is double the height of the next tallest building within this section of Narrabeen) and also designed for the building to be close to the boundary on each edge of the property which maximises the over shadowing off all properties that boarder it, reducing sunlight and privacy.

TRAFFIC

The connecting roads of Loftus St and Octavia St that connect Ocean St and Lagoon St where this development is proposed, are effectively 1 way Streets when cars are parked on both sides of the street. This already causes some traffic issues when cars are coming from both ends of the streets.

If this development is allowed it will add so many more residents and cars and these adjoining streets are going to be traffic jammed especially during the summer months when there are so many people visiting the beach.

The roads in this area cannot handle so many more residents.

PARKING

When taking into account the amount and size of the proposed units this development has not allowed for enough parking within its complex which will then push more cars to parking on Ocean St, Lagoon St, Octavia St and Loftus Street. As it stands parking is restricted on these streets so this will add to the parking problem of the area.

NATURE OF THE COMPLEX

To have a gated complex with its own facilities (swimming pool, cinema, sauna and spa) is adding people and congestion to our community without adding the benefit of the additional people using our current facilities, and generating money in our community. We have local movie cinemas at both Warriewood and Collaroy, both only a 5 minute drive away. There is an indoor swimming pool at the Academy of Sport on Wakehurst parkway, also only a 5 minute drive away, or a bigger facility at Warringah Aquatic Centre only 10mins drive away. There are a lot of privately owned beauty salons around. The development should be providing a bus service to take people to the facilities that are already in the community rather than building more for their own use only, which has added to the scale of this development.

I am not opposed to development and do think the “affordable” seniors residents would work for the area. For this to happen I believe the scale of the development needs to be reduced to 3 stories maximum, whilst still maintaining the same the amount of parking spaces. I also believe the building should be in the middle of the block, with the green space around it to reduce the sunlight and privacy impact on the surrounding neighbours.

Regards

A handwritten signature in black ink, appearing to read 'Adriana'.

Adriana Harvey CA