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3rd November 2025

Minister for Planning NSW

Objection to SSD-76220734

156-164 Ocean Street, Narrabeen

Dear Najeeb Kobeissi

In 2012 I was engaged by the owners of 83 Lagoon Street, Narrabeen to design their current home. The proposed development at 156-164 Ocean Street, Narrabeen will have significant adverse impacts to the existing home due to the site isolation it creates, visual and acoustic privacy and the bulk and scale of the proposed development. These items will be discussed in more detail below with reference to the relevant planning policies and guides.

Site Isolation

The proposed development leaves 83 Lagoon Street, Narrabeen as an isolated site with no other neighbouring properties apart from the proposed new Senior Living Development. Zoned R3 but only 455m² and with a large Norfolk Pine tree creates limited future development potential. A subdivided attached dual occupancy is about the only option for increased development and it would need to comply with the relevant Warringah LEP 2011 and Warringah DCP so would be still considered a small scale development. The site isolation has made it unable for the owners to pursue any larger scale development to the site.

Visual and Acoustic Privacy

The Senior Housing Design Guide 2023 Part 3, 12.7.1 states that the objective for visual and acoustic privacy is 'To respect the visual and acoustic privacy of neighbours and occupants.' The design guidance is to provide generous setbacks towards neighbours outdoor open space and windows, and to provide plant screen planting as acoustic buffers as well as providing privacy along the boundary fence.

03/11/2025

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The proposal has a minimal setback from the Southern boundary of number 83 Lagoon street of only 4.5m and positions the primary outdoor space of 4 apartments facing a bedroom window found on the first floor of the home. This has serious impacts to not only the privacy of the occupants of the bedroom, but acoustically noise from the many decks facing it that provide the apartments with their primary outdoor space.

The proposal has a minimal 6m setback from the Eastern boundary of 83 Lagoon Street, with a proposed monolithic wall height of 15.7m that has large windows for the bedrooms facing the only primary outdoor space of the home. The ground floor apartment in this block also has a deck 1m above the natural ground level at the northern side that will look directly into the yard, pool and primary living space of 83 Lagoon street as there is no privacy screen or landscaping shown along here in the Landscape plans. All the decks on this apartment building E will be able to look directly into the private open space of 83 Lagoon Street, and should have privacy screens added. (see perspective below)

This 6m setback zone also has the main pedestrian access from Octavia street located here which will generate regular noise as the entire senior Living complex has access through here to the street and towards the beach. The minimal landscaping proposed here shows only 2 trees at 8m high (considered small trees in the ADG) and only on one side of the path.



View from Level 2 (EI-03) looking at No.83 Lagoon Street.

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The State Environmental Planning Policy (Housing) 2021 in Chapter 4 Design of residential apartment development refers to the consideration of the Apartment Design Guide (ADG) when determining development applications.

MDP Architecture states in the Architectural Design Report that the design aligns with the intent and guidelines of the Apartment Design Guide in particular objectives for visual privacy 3F-1. In the ADG 3F-1 the design criteria for adequate building separation has building heights up to 12m to have a 6m separation to the boundary, and building heights over 12m and up to 25m to have a 9m setback.

The proposed roof level of the adjoining apartments is RL 25.5, creating an overall height of 18m, and therefore if the design was utilising the design criteria and the intent for separation to increase along with height the setback would be 9m from the boundary for at least levels 3 and 4. We believe this design criteria should be used especially in the transition zone between the development and neighbouring homes.

It is also worth noting that the other side of Lagoon Street is zoned R2 and along with the R3 zoned site has a maximum height of 8.5m in the WLEP 2011, and the majority of the buildings bordering the development and across the street from it are two storey homes.

Development should transition to be contextually appropriate to the surrounding neighbourhood in heights and setbacks particularly with neighbouring adjacent home and the interface with the public domain. Landscaping should be included along all street facing setbacks to improve the relationship with the public domain and reduce the scale of the development to a human scale.

Bulk and Scale

The Environmental Impact Statement prepared by the Planning Studio states on page 94, '*At the street frontage, the building height is compatible with adjacent structures, maintaining a cohesive visual rhythm along the streetscape.*' This is inaccurate as the neighbouring setbacks are residential in nature and compliant with the WLEP 2011 and WDCP being 6.5m for front setbacks and secondary street setbacks of 3.5m for land zoned in R2 or R3.

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This is seen in the aerial Google Earth image below,



Google Earth Image of 83 Lagoon Street Narrabeen

The maximum allowable height of 8.5m in WLEP 2011 combined with the potential allowable additional height of 3.8m, equates to a maximum height of RL 19.84 adjacent to number 83 Lagoon Street based on existing ground levels. The roof height proposed here is RL 25.5, which is excessive (5.66m above allowable height) and not in keeping with The SEPP Housing (2021) Schedule 8 regarding maintenance of reasonable neighbourhood amenity and appropriate residential character. The visual depiction of the 13.3m height plane shown in the Architectural drawings is inaccurate. The plane should be shown at RL 19.84 at the North-West corner of the site, and it is shown at a higher level which is a misrepresentation of the actual height non-compliance.

It is worth looking at The SEPP Housing (2021) Schedule 8 Design principles for seniors housing particularly 1 *Neighbourhood amenity and streetscape*.

The principles below that are of significance;

(d) to maintain reasonable neighbourhood amenity and appropriate residential character by—

- (i) providing building setbacks to reduce bulk and overshadowing, and*
- (ii) using building form and siting that relates to the site's land form, and*

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(iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and

(iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours,

(e) to set back the front building on the site generally in line with the existing building line,

(f) to include plants reasonably similar to other plants in the street,

(g) to retain, wherever reasonable, significant trees,

(h) to prevent the construction of a building in a riparian zone.

The proposal has walls setbacks of 4.5m on Lagoon Street, with decks of only 1.1m, and along Octavia Street wall setbacks of 6m, and decks of 2.6m setbacks none of which area similar or compatible with the local context.

The Architectural Design Report, prepared by MDP Architecture also has misleading and inaccurate descriptions of the proposal and its impact on the current house at 83 Lagoon Street, and the bulk and scale of the proposed building directly adjacent to the East on Octavia Street. In the report regarding 83 Lagoon Street it states, *'The building's proportions and massing are thoughtfully articulated, with varied rooflines, setbacks, and façade details that create visual interest and prevent the structure from appearing monolithic'*.

This is an inaccurate description of the proposed 15.7m wall that is only 6m from the boundary and the only private open space of the residence that is located on the North East corner of the site and is only 10.2m from the external wall of the primary living space. The wall proposed facing number 83 has no articulation, no relief or use architectural elements, and appears monolithic in form as shown in the perspectives created below.

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Proposed View from BBQ and deck of 83 Lagoon Street looking East



Proposed View from Octavia Street looking at 83 Lagoon Street

The SEPP Housing (2021) Schedule 9 Design principles for residential design development also refers to contextual appropriateness with design including building alignments and proportions as well as building articulation. Good design should achieve a scale, bulk and height appropriate to the existing or desired future character of the street or surroundings.

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Looking at the local environment plan for the area we can see that development of a human scale where built form is secondary to the natural environment is the desired outcome. Also as it is an area zoned R3, maximum heights are to be 8.5m, and three stories.

Construction Impacts

There is serious concern for the structural integrity of 83 Lagoon Street to remain intact during the construction of the basement level. The proposal has a setback of less than 600mm from the adjacent boundary with a proposed excavation through Marine sand of 11m. The Geotechnical report stated ground water was encountered and that dewatering would be proposed to tackle impacts to the water table during the construction. This has implications for the stability of the excavation as the seepage will likely cause undercutting and collapse of the cut batters. This could impact not only the structural stability of 83 Lagoon Street, but the safety and security of the occupants during construction.

It should be noted the watertable fluctuates with the tide and dewatering can also affect local water systems. Lowering the water table can also cause acid sulfate soils to form that can harm the local ecosystem. The proximity of the site to Narrabeen Lakes makes this problematic and will need additional monitoring during construction.

We object to the proposed development in its current form and propose significant changes to setbacks and design to remedy the non-compliances with Visual and Acoustic amenity, and bulk and scale.

If you require any further information, please don't hesitate to contact me on 0416 954 635

Regards,

Sheralee Hogan

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SITE SPECIFIC DESIGNS**