

Dear Secretary of DPHI,

I wish to formally object to SSD-76220734 – 156 Ocean Street, Narrabeen.

I reside immediately adjacent to the southern boundary of the proposed development site and am deeply concerned about its potential impact on my home and the broader neighbourhood.

1. Overshadowing and Loss of Privacy

The proposed building is excessive in both height and footprint. According to the architectural plans and shadow diagrams, it will cast significant shadows over my property, reducing natural light and affecting the amenity of my home. This impact extends to neighbouring residences and nearby open spaces.

Additionally, the inclusion of upper-level balconies overlooking my property creates a visual intrusion that compromises residential privacy. This design element is inconsistent with the principles outlined in the Residential Flat Design Code (RFDC), which emphasises the importance of protecting the privacy of adjoining properties.

2. Parking and Traffic Impact

The development's decision to locate its main entrance on Lagoon Street, rather than Ocean Street, will concentrate vehicle movements, deliveries, and visitor traffic into a quiet residential area. Lagoon Street already experiences high parking demand due to its proximity to Narrabeen Lagoon and local amenities. The addition of 149 residential units, many within a seniors' living facility, will significantly increase traffic and parking pressure.

Even with on-site parking, the scale of the development suggests that overflow will spill into surrounding streets, including Lagoon Street. For my household, this means reduced accessibility, increased congestion, and safety concerns for pedestrians and emergency vehicles.

These concerns mirror those raised during the planning and exhibition phases of the Indigo by Moran development, where community members highlighted the lack of adequate transport planning and consultation. The current proposal appears to repeat these oversights, risking long-term strain on local infrastructure and diminishing the liveability of the area.

3. Height, Scale, and Visual Impact

The proposed building is excessive in both height and overall scale, especially in the context of the surrounding low-rise residential character of Lagoon Street. Its bulk and massing dominate the streetscape, creating a stark visual contrast that undermines the established aesthetic and sense of place. From my property, the development presents as overbearing and intrusive, diminishing the visual amenity and altering the character of the neighbourhood.

I respectfully request that the Department consider the concerns raised above and reassess the proposal considering its impact on neighbouring residents, local infrastructure, and the character of the area. I believe a more balanced and community-sensitive approach is needed to ensure that future development enhances, rather than diminishes, the quality of life in Narrabeen.
Thank you for the opportunity to provide feedback.

Yours sincerely,
Scott Gradwell
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