

November 2, 2025

Jerry Psaltis
9 Octavia Street,
Narrabeen 2101

The Secretary

Department of Planning, Housing and Infrastructure

OBJECTION TO SSD76220734 – INDIGO BY MORAN

**156-164 OCEAN STREET, 81-81A LAGOON STREET & 8 OCTAVIA STREET,
NARRABEEN**

I live at 9 Octavia St, Narrabeen and have lived here for 62 years since my birth. This proposed development will be opposite my family home on Octavia Street. I am very concerned at the enormity of this development which will be a visual and overpowering structure. The impact upon Octavia Street and all surrounding streets will destroy our coastal environment and Narrabeen in general.

I strongly object to this proposed development:

OVERDEVELOPMENT:

6 Storey, 149 apartment building with a proposed height of 21.5 metres and excavated down 11.5 metres will be an overbearing structure not suited to this coastal Peninsula. The setbacks are non-compliant with existing SEPP rules and is being exploited by bypassing local Council by submitting this proposal through the NSW Government as a State Significant Development.

This structure encompasses four blocks with a private courtyard and will have adverse effects on neighbouring properties causing loss of privacy and sun/light by overshadowing. The proposed height of 21.5 metres (imagine a building as tall as the Norfolk Island Pines) spans the length of Ocean, Loftus, Lagoon and Octavia streets and is completely out of scale with Narrabeen's low-rise coastal character. I am also concerned about the impact that the below ground excavation will have on the local water table and environment - proposed below ground level excavation of 11.5 metres. This development is not suited to the Narrabeen Peninsular which is effectively a sand spit and a fragile coastal environment. The local zoning limit is for buildings to not exceed 8.8metres. This proposed development is not compliant under SEPP controls and exceeds planning controls by over 70% in bulk and height. Indigo by Moran is bypassing local council with their application to build to 21.5 metres with no consideration given as to the impact on neighbouring properties, the environment or Narrabeen.

Community Consultation: There has been no community consultation or consideration for the residents of Narrabeen and the impact this proposed development, if approved, will cause.

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ENVIRONMENTAL IMPACT: Proposed removal -30 year old Norfolk Island Pines and gum trees impacting bird habitats and replaced with 6 storey high balconies with insufficient setbacks. Visually an eye-sore and not in line with coastal character. The proposed excavation will disrupt the fragile sandy soil that the Peninsula consists of and possibly impact on the water table due to excavating down 11.5 metres. This area is deemed one of the Northern Beaches most flood and erosion prone areas and is unsuitable for such a development of this scale.

NO LOCAL BENEFIT: This proposed development does not constitute affordable housing and is of no benefit to the community. It does not cater for current and future generations and as an "Over 60's" development will never be affordable or accessible to younger generations. These apartments are being marketed as "luxury retirement living" and with a price tag that would not be affordable for most of us.

Traffic and Safety Hazards:

Parking allocation is insufficient – 149 apartments and only 178 car spaces. Estimate 2 cars per apartment = 300 car spaces needed.

Visitor parking allocation 7 bays (3 disabled) so 4 spaces for visitors for 149 apartments is inadequate. On-Street parking in Octavia, Loftus, Ocean and Lagoon streets is already at capacity. This development will only increase traffic in this area and Narrabeen overall and is a serious safety concern for all. St. Joseph's school is 50 metres South on Lagoon St and there are many children who walk or ride bikes to school. Access to the beach is also frequented by many including children. Narrabeen in general is congested as is and when Wakehurst Parkway floods traffic is increased exponentially. There is no infrastructure improvements proposed for this area and Narrabeen in general.

There will be **NO on-site parking** available for **Construction Worker Parking** until the internal driveway and basement carpark are built. During this time, it has been suggested that workers will be able to access the site via public transport/ car-pooling, a totally unrealistic suggestion! I am also concerned that during the construction period (probably 2-3 years) construction vehicles, including trucks, will be accessing this site by driving along Ocean and Lagoon Streets and either or both Loftus and Octavia Streets.

All these streets have parking on both sides of the road and on-street parking is already at capacity. Octavia and Loftus Streets are very narrow and end up being one-way streets.

Narrabeen needs to be protected from future excessive height and bulk developments like this.

Jerry Psaltis

