

November 2, 2025

Coola 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 have lived at 9 Octavia St, Narrabeen for over 60 years having raised my three children here.

This proposed development will affect me directly as it will be opposite my home. I am not in agreement with the size of this development as it will be a visual and overpowering structure. Octavia Street is generally a quiet and community-oriented area and the impact upon Octavia Street and all surrounding streets is enormous for this 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 is not suited to this coastal Peninsula. This structure will have adverse effects on my and neighbouring properties causing loss of privacy and sun/light by overshadowing. The proposed height of 21.5 metres spans the length of Ocean, Loftus, Lagoon and Octavia Streets and does not suit Narrabeen's low-rise coastal character.

The set-backs are inadequate and the visual impact of this development is not acceptable. The size of this development is awful and of no benefit at all to the community and it will adversely affect the environment.

Community Consultation: No community consultation. Residents of Narrabeen have not been consulted. Information sessions have been held but were purely marketing and sales oriented.

NO LOCAL BENEFIT: This is NOT an affordable housing project and will not contribute to the current housing shortage. Current and future generations will not benefit at all; it is only for "Over 60's" with a hefty price tag and will never be accessible for younger generations.

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ENVIRONMENTAL IMPACT: Proposed removal of the Norfolk Island Pines and other trees that have been there for many years will impact bird habitats. Some of these trees are over 40 years old only to be replaced with a 6-storey high building and protruding balconies. The scale of this proposed development is not suited to the Narrabeen Peninsula, which, along with the fragile sandy soil, is deemed to be one of the most flood and erosion prone areas on the Northern Beaches. Excavating down 11.5 metres may have a negative impact in this area.

Traffic and Safety Hazards: Not enough parking spaces are provided for the size of this development. Notably the allocation of only 7 visitor spots (3 of which are for disabled parking) will adversely affect on-street parking. On-Street parking in Octavia, Loftus, Ocean and Lagoon streets is already at capacity and during summer is even more congested. The increased traffic in this area and Narrabeen overall is a serious safety concern for all. There are many children walking and riding bikes to Octavia St Store, nearby St. Joseph's School and accessing the beach. Narrabeen is congested as is and when Wakehurst Parkway floods it is even worse. No infrastructure improvements are proposed for this area and Narrabeen in general.

NO on-site parking for Construction Worker Parking (until the basement carpark is built). Where will they park? I am also concerned that during the construction period (approximately 2-3 years) construction vehicles, including trucks, will access this site by either driving along Ocean and Lagoon Streets and either or both Loftus and Octavia Streets. Due to parking on both sides of these streets accessibility is limited, in particular Octavia and Loftus Streets which are very narrow and essentially end up being one-way streets.

Narrabeen Peninsula is not a suitable site for a development of this scale and I do not want to see this area destroyed.

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