

Objection to State Significant Development – Indigo by Moran, 156 Ocean Street Narrabeen

To:

Major Projects Assessments
NSW Department of Planning, Housing and Infrastructure
Locked Bag 5022, Parramatta NSW 2124

Date: 2nd November, 2025

Subject: *Formal Objection – State Significant Development Application, Indigo by Moran (156 Ocean Street, Narrabeen)*

Dear Sir/Madam,

I am writing to lodge a formal objection to the proposed *State Significant Development (SSD) for Indigo by Moran, 156 Ocean Street, Narrabeen*. I am a long-term resident of 66 Lagoon Street, Narrabeen, located directly opposite the proposed development site, and I will be directly and adversely affected by the proposal.

After reviewing the application and associated documents, I believe the development in its current form is inconsistent with planning controls, unsympathetic to the surrounding character, and fails to protect the amenity and environmental values of the local area.

My principal grounds for objection are outlined below.

Destruction of Mature Trees and Insufficient Deep Soil Areas

The proposal includes the removal of 69 of 82 existing trees, retaining only 13 (approximately 15%)—a level of loss that is environmentally unacceptable. This includes 13 Category A1 trees along the Lagoon Street boundary, identified as suitable for retention and estimated to be over 50 years old.

Within the Category A1 trees down for removal, are a number of Norfolk Pines on Lagoon Street. The removal of these trees is not just an environmental or design factor, they were in fact identified by the First Nations group who were consulted on the site as increasingly important to indigenous people as locale identifiers for their community. At a bare minimum, these trees should be retained.

Furthermore, the trees on the site form part of the area's established green canopy, provide habitat for local wildlife, and contribute to the neighbourhood's amenity. Their removal—coupled with inadequate deep soil provision—represents a significant environmental and aesthetic loss and directly conflicts with the Northern Beaches Council Urban Tree Canopy Strategy.

Inappropriate Vehicle Access via Lagoon Street

The proposed driveway access from Lagoon Street is highly unsuitable. Lagoon Street is a narrow residential road that already experiences congestion and limited parking availability. The

additional vehicle movements generated by this large-scale development would further exacerbate safety risks, noise, and traffic congestion in an area ill-equipped to manage it.

The logical and safer alternative would be to provide vehicular access via Ocean Street, which is designed to accommodate higher traffic volumes and is consistent with the intent of the main road hierarchy.

Excessive Building Height and Visual Dominance

The proposed six-storey development exceeds the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP) height control by approximately 72%. This substantial exceedance is unjustified and incompatible with the established low-density character of Narrabeen, which is predominantly composed of two-storey dwellings.

The proposal would result in an imposing and disproportionate built form that dominates the surrounding streetscape, obstructs scenic views, and undermines the visual integrity of the locality. Such a departure from the planning intent erodes the aesthetic and environmental qualities that define the Narrabeen area.

Non-Compliant Setbacks and Overdevelopment of the Site

The development fails to achieve the minimum SEPP setback requirements on all boundaries. The proposed setbacks are insufficient to provide appropriate separation, landscaping, and privacy for adjacent residents.

The resulting bulk and scale create a perception of overdevelopment, with inadequate transitions to neighbouring properties and the surrounding streetscape. These deficiencies directly contravene the SEPP's objectives for contextual design and residential amenity.

This proposal represents an excessive and poorly integrated form of development that disregards both the physical context and the community's expectations. It breaches key SEPP controls, fails to achieve design excellence, and would permanently diminish the character and amenity of Narrabeen.

Accordingly, I request that the Department refuse the application in its current form, or require substantial redesign to ensure compliance with planning controls and respect for the community's environmental and residential values.

Yours faithfully,

Lauren Catteau

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