

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

Dear Sir/Madam,

I write to formally object to the proposed *State Significant Development (SSD) for Indigo by Moran, located at 156 Ocean Street, Narrabeen*. I reside at **66 Lagoon Street, Narrabeen**, which is directly opposite the development site and will be materially impacted by the proposed works.

Having reviewed the publicly available documentation, I strongly oppose this application on the following grounds:

1. Excessive Building Height and Visual Impact

The proposed development exceeds the allowable building height under the **State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP)** by approximately **72%**. This represents a gross departure from planning controls and is inconsistent with the prevailing two-storey character of the area.

The proposed **six-storey structure** will dominate the local landscape, obstruct existing views, and significantly alter the visual character of Narrabeen. The scale and bulk of the building are entirely out of context with its low-density surroundings and will have detrimental visual and amenity impacts for nearby residents and the broader community, including those in neighbouring suburbs.

2. Non-Compliant and Inadequate Setbacks

The proposed setbacks fail to comply with the **minimum requirements of the SEPP**, along all boundaries. The inadequate separation distances will result in excessive visual bulk, overshadowing, and loss of privacy for adjacent properties.

The intent of the setback controls under the SEPP is to ensure appropriate transitions between buildings and to maintain the character of established residential streetscapes — principles that this proposal disregards entirely.

3. Traffic and Access Concerns – Inappropriate Driveway Location

The proposed vehicle access point on **Lagoon Street** is unsuitable and will exacerbate existing traffic congestion on an already narrow, residential street. Lagoon Street was not designed to accommodate the increased volume of traffic associated with a major residential and aged-care complex.

The access should logically and safely be located on **Ocean Street**, which is better suited to handle higher traffic volumes and has appropriate road infrastructure. Directing vehicle access to Lagoon Street shifts the traffic burden to a small, local road and creates unnecessary safety and congestion risks.

4. Loss of Significant Trees and Inadequate Deep Soil Zones

The development proposes the removal of 69 out of 82 trees, leaving only 13 (around 15%) to remain—an outcome that is environmentally unacceptable and entirely avoidable. Of particular concern are the 13 Category A1 trees on the Lagoon Street frontage, all mature specimens deemed suitable for retention and over 50 years old.

Among these are several Norfolk Pines, which hold recognised importance to local First Nations people, identified through site consultation as valuable landscape markers for Indigenous communities. Their proposed destruction disregards both cultural respect and environmental stewardship. At the very least, these significant trees should be retained.

These trees form part of Narrabeen's established urban canopy, supporting biodiversity, improving amenity, and shaping the identity of the area. Their loss—coupled with inadequate deep soil zones—would severely diminish local character and directly conflict with the Northern Beaches Council Urban Tree Canopy Strategy.

5. Lack of Community Consultation

Despite the scale and potential impact of the proposed development, no genuine community consultation has occurred prior to the submission of this SSD application. Moran has provided no opportunity for residents to engage, ask questions, or provide input. This complete absence of pre-lodgement engagement demonstrates a lack of transparency and disregard for community values.

Community consultation is a fundamental expectation for developments of this nature and scale, and the failure to undertake such engagement undermines public confidence in the process.

For the reasons outlined above, I respectfully submit that this development is inconsistent with the intent of the SEPP, inappropriate for the site context, and fails to protect the amenity and character of the Narrabeen community.

I therefore request that the Department of Planning, Housing and Infrastructure refuse the current application for Indigo by Moran, or alternatively, require substantial amendments to address the concerns raised above.

Yours faithfully,
Alex Catteau

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