

Submission for Indigo By Moran - 156 Ocean Street Narrabeen

I am writing to formally object to the proposed *Indigo By Moran* development at **156 Ocean Street, Narrabeen**. While I support responsible and sustainable development in our community, this proposal raises serious concerns relating to **traffic congestion, construction impacts, building height, and community wellbeing and safety**. I also have serious concerns regarding the **accuracy of the Traffic Impact Statement (TIS)** and hence the **traffic congestion and safety risks** during construction.

In more detail, my concerns are as follows:

1. Inaccuracies and Omissions in the Traffic Impact Statement (TIS)

The Traffic Impact Statement submitted as part of the development application contains several critical inaccuracies and omissions which render its conclusions unreliable:

1.1 Section 4.2 – Incorrect Description of Wakehurst Parkway

The TIS incorrectly states that **Wakehurst Parkway has two lanes in each direction**. This is **incorrect**—Wakehurst Parkway is **one lane in each direction** for most of its length. The addition of vehicles generated by the proposed development will further exacerbate congestion on this already constrained road, particularly during peak hours and weekends when Narrabeen experiences heavy through-traffic.

1.2 Section 4.5.1 – Incorrect Speed Limit Data

The TIS states that the **speed limit on Ocean Street and other local streets is 40 km/h**, which is **incorrect**. The posted speed limit is **50 km/h**, and this error undermines the validity of the TIS's traffic flow and safety assessments.

1.3 Section 4.7 – Failure to Consider Ocean Street Traffic Volumes

The TIS fails to include **traffic volume data for Ocean Street**, despite Ocean Street being the **primary access route** for both construction vehicles and future residents. This is a major omission, particularly as Ocean Street already functions as a **bypass route ("rat run")** for Pittwater Road, carrying significant existing traffic volumes.

Furthermore, the data used for other roads is **more than three years old** and does not reflect current conditions, meaning the TIS **underestimates existing congestion and the cumulative impact of the proposed development**.

1.4 Section 8.2.3 – Unsafe Construction Vehicle Route on Ocean Street

The TIS proposes that **construction vehicle access will be via Ocean Street**, which is highly inappropriate and unsafe. Ocean Street is a **narrow single-lane road with an adjacent bike lane** that is frequently occupied by parked vehicles. Heavy trucks will need to **give way to oncoming traffic** when entering or exiting the site, leading to **traffic build-up, unsafe overtaking, and potential conflicts with cyclists and pedestrians**.

Ocean Street **should not be used for construction access**, and the TIS should be amended to identify a safer and less disruptive alternative route.

2. Traffic Congestion and Safety during Construction

Ocean Street and the surrounding Narrabeen area already experience significant traffic congestion, particularly during peak hours and weekends when visitors access the beach and lagoon. The proposed development will exacerbate these issues during the lengthy construction period due to:

- Increased movement of heavy vehicles, delivery trucks, and construction machinery.
- Reduced street parking and narrowed traffic lanes.
- Safety risks for pedestrians and cyclists, including school children and elderly residents.

The traffic management plan must be scrutinised carefully to ensure public safety. There appears to be no sufficient mitigation strategy presented to minimise these impacts on local residents.

3. Excessive Building Height and Inconsistent Scale

The proposed building height of **six (6) levels** is **three levels higher than most surrounding residential buildings**, which are predominantly low-rise structures of two to three storeys. This excessive height:

- Disrupts the established coastal village character of Narrabeen.
- Creates overshadowing of nearby properties and public spaces.
- Reduces privacy for adjacent residents.
- Sets a concerning precedent for overdevelopment in this sensitive coastal zone.

The project is clearly inconsistent with the existing local planning controls and desired future character of the area.

4. Impacts on Social Welfare and Community Wellbeing

The cumulative effects of construction disturbance, increased traffic, and a dominating six-storey structure will have long-term social consequences, including:

- Increased noise, dust, and disruption for residents, particularly vulnerable populations such as seniors and families with young children.
- Diminished public amenity and open space due to overshadowing and increased congestion.
- Potential strain on local infrastructure and emergency access routes.

The wellbeing and safety of existing residents should take precedence over private commercial gain.

Conclusion

For the reasons outlined above, I strongly object to the Indigo By Moran development at 156 Ocean Street in its current form, particularly that Ocean Street **should not be used for construction access**, and the TIS should be amended to identify a safer and less disruptive alternative route.

I urge the Council and relevant planning authorities to **reject the proposal** or **require significant amendments** to reduce building height, limit construction impacts, and ensure that the project aligns with the community character and safety standards of Narrabeen.

Thank you for considering my objection. I would appreciate acknowledgment of this submission and notification of any future hearings or revisions to the proposal.

Yours sincerely