

Department of Planning, Housing & Infrastructure  
Attention: Major Projects - Najeeb Kobeissi

Project Reference SSD-76220734

Location 156-164 Ocean St, 81-81A Lagoon St and 8 Octavia St Narrabeen

**Subject: Objection - Indigo by Moran development**

From:

Cathy Natoli

Resident, 3/168 Ocean St Narrabeen 2101

To Whom it May Concern,

I wish to object strongly to the proposed Seniors living development for the following reasons.

1. Height & bulk & scale of proposed buildings - building to a height of 21.2m far in excess of 12.3 m allowed for senior's living developments. The building will dominate Narrabeen & will be seen from as far away as Collaroy & Collaroy Plateau.
2. Character - does not reflect the coastal surroundings or conform in any way to other houses or low-rise apartments in the area nor does it support a desirable future character of the area.
3. Lack of setbacks from the streets resulting in minimal to no landscaping and will overwhelm & dominate the streetscape, especially in Lagoon St. Indigo/Moran Streetscape images are obviously misrepresenting the reality of the situation.
4. Increased traffic congestion both during and post completion. Ocean St is already heavily degraded as a result of all the large trucks moving sand from the lagoon.
5. Insufficient off-street parking for residents & staff. Marketing information clearly states there are 2 parking spaces for each unit, totalling 298, which is not reflected in the 192 shown in the plans.
6. Excavation of 3 levels below ground for parking, which will take it below the water table, is a real concern in terms of future stability of the land our current residences are built on.
7. Lack of access- In times of floods & bushfires our single road access has been cut & residents have been effectively locked in. So, adding large numbers of new residents to the streets is a real safety concern.
8. Removal of significant trees will negatively impact the streetscape.
9. Loss of light and sun to local residents due to the bulk & height of the proposed building is also misrepresented in the streetscape images provided by Indigo/Moran.
10. Loss of high care beds in the area, significantly reduced from the number in the Wesley Village.

11. The Visual Impact statement is grossly understating there will be minimal visual impact experienced by current residents from the construction. This is obviously not true.

I don't have any objection to the building being redeveloped for senior's living, but it does need to take into account the desires & wishes of the local residents, the environment in which it will be located & far more extensive community consultation needs to take place,

Sincerely,

Cathy Natoli