

Elizabeth Edmonds
3 Brissenden Ave
Collaroy NSW 2097

5 November 2025

NSW Planning
Department of Planning Housing and Infrastructure
C/o NSW Planning Portal

Dear Sir/Madam –

Indigo by Moran – 156 Ocean Street, Narrabeen

I write to object to the proposed development, ***Indigo by Moran – 156 Ocean Street***, Narrabeen. I object to this proposal for several reasons including its height, resulting overdevelopment, increased traffic and inappropriateness for the neighbourhood.

Height. The proposed height of the buildings – 6 stories – is too high and would set a horrid precedent for the neighbourhood. No other building along Ocean St that I'm aware of is that high. How can this height possibly be within approved council and/or state guidelines?

Overdevelopment. The proposed development is massive. It may look nice and it may solve the very real need for more housing, but it is an outrageous overdevelopment for the Narrabeen area. While there are several other apartment buildings in the area, they are not 6 stories high and they are generally a fairly basic rectangle. They do not consume essentially an entire block.

Increased traffic. Adding this number of units with up to 2 or more car spaces for each would significantly increase traffic, both locally and on the major access roads, resulting in a number of problems. On Ocean Street, the increased traffic would likely cause traffic jams, particularly if the numerous roundabouts are left as is. More importantly, it would pose a greater risk to the numerous pedestrians that walk along and cross Ocean Street. The street is a thoroughfare for people enjoying the outdoors, accessing the beaches and generally making the most of the outdoors. The large number of units would also increase traffic on Pittwater Road. Pittwater Road is already a disaster with traffic backed-up in the mornings and evenings by as much as 15-20 minutes. You can't add this scale of housing and not make any changes to Pittwater Road.

Inappropriate for Narrabeen. The proposed development with its height and size is completely inappropriate for Narrabeen. North Narrabeen is a close-knit community

where people are out-and-about, enjoying the ocean and the outdoors. A huge building like this would dominate the landscape and alter the feel of the neighbourhood. As planners, NSW and Northern Beaches Council should identify areas where dense housing is suitable. North Narrabeen is not it.

I am a resident of Collaroy, not Narrabeen. I write this submission because I am often on Ocean St. I cycle there 2-3 times per week, I go to the beach there and I visit my step-son who lives with his family on Emerald St. I do not want to see Narrabeen turned into a Dee Why.

Please listen to the community and demand changes to the proposed plan including the reduction of height to a maximum of 3 stories and reduce the footprint of the buildings to be more fitting with the Narrabeen neighbourhood. Please also demand a report on the impact of increased traffic.

Thank you for your consideration.

Regards,

A handwritten signature in black ink, appearing to read 'Elizabeth Edmonds', with a stylized, flowing script.

Elizabeth Edmonds