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Department of Planning, Housing and Infrastructure

To Whom It May Concern,

Subject: Formal Objection to SSD-76220734 – Proposed 149-Apartment Development at 150-164 Ocean Street, Narrabeen

EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT APPLICATION INDIGO BY MORAN SENIORS LIVING

Application: No SSD-76220734

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

Applicant Centurion Project Management Pty Ltd

Council Area: Northern Beaches

Consent Authority: Minister for Planning and Public Spaces

I am writing to **strongly object** to the proposed six-storey 20 metre, 149-apartment development at Ocean Street, Narrabeen (SSD-76220734), located on the **Narrabeen Peninsula**. While the developer's **Social Impact Statement (page 23)** acknowledges potential benefits such as increased housing supply for older people, it also concedes the risk of **"perceived negative impacts such as the loss of visual amenity, increased traffic and impacts on the existing community's sense of place."** These impacts are not merely perceived, they are real, significant and deeply concerning. This development directly impacts my property, work and lifestyle.

Executive Summary

- **Consultation Process Non-Compliant**
 - Sessions were sales-focused, not genuine planning engagement (EIS Vol 1, p.6).
 - Feedback was cherry-picked; no meaningful design changes made.
- **Misrepresentation of Aged Care Provision**
 - 149 ILUs and only 10 "Care Suites" do not meet aged care standards.
 - No evidence of 24/7 nursing, on-site health services, or dementia care.
 - Reliance on Northern Beaches Hospital shifts burden to public health.
- **Traffic and Parking Risks**
 - Moran provides 197 spaces vs. estimated need of 228–263 spaces.
 - Overflow of 75–109 cars onto Octavia and Loftus Streets.
 - Traffic study conducted in off-peak winter months; no seasonal analysis.
- **Aboriginal Heritage Ignored**
 - Consultation with Guringai elder acknowledged cultural significance of pines (EIS Vol 1, p.7).
 - Proposal removes all mature pines; no ACHAR or AHIP provided.
- **Failure to Meet SSD Intent and Public Benefit**
 - SSD pathway intended for projects of genuine state importance.
 - Moran's proposal serves private luxury interests, not affordable housing or community benefit.
- **Environmental and Social Impact**
 - Removes mature trees, increases traffic, and creates a gated enclave.
 - Shadows courtyard for most of the day; no integration with local character.

1. Audacious Overdevelopment, Visual Bulk and Privacy Breach

The scale of this development is entirely incompatible with the surrounding low-density residential character of the Narrabeen Peninsula. A six-storey, 20-metre structure housing 149 apartments will dramatically increase population density, strain local infrastructure, and permanently alter the coastal village atmosphere that defines our community.

The proposed development reaches an imposing height of **26 metres**, and because our property sits at the same level as the basement car park, the visual impact will be extreme. From our yard, we will be looking directly up at a **solid wall approximately 34 metres high**, creating a dominating and oppressive outlook. In addition, the design includes **multiple balconies positioned to overlook our yard**, resulting in a **serious and unacceptable loss of privacy** for our family. This scale and orientation are incompatible with the surrounding low-rise residential character and will irreversibly alter the amenity of our property.

Compliance Failures

- **SEPP (Housing) 2021 – Schedule 8 Design Principles**
 - *Neighbourhood Amenity & Streetscape*: Requires building heights and setbacks compatible with adjacent properties.
Failure: 26m height and zero meaningful setback dominate low-density surroundings.
 - *Visual & Acoustic Privacy*: Requires site planning to minimize overlooking through screening and landscaping.
Failure: Balconies directly overlook our yard; no privacy screens or buffers proposed.
- **Seniors Housing Design Guide (Part 4 – Site Analysis & Urban Response)**: Mandates orientation and design to protect adjoining properties' privacy.
Failure: EIS lacks any privacy mitigation strategy.
- **SEARs for SSD**: Requires assessment of cumulative impacts and amenity protection.
Failure: EIS Volume 1 (Page 7) acknowledges height but omits privacy mitigation measures.
- **SEPP (Resilience & Hazards) 2021**: Requires compatibility with coastal character and avoidance of over-intensification.
Failure: Six-storey bulk permanently alters Narrabeen's coastal identity.

The proposed scale disregards these requirements and planning objectives and represents an overdevelopment that is out of step with the established residential pattern and environmental sensitivity of the Narrabeen Peninsula.

2. Loss of Significant Native Vegetation and Increased Visual Impact on Surrounding Residents

The proposal to remove mature native pine trees along Lagoon Street—some reaching 30 metres in height—and to build without any setback from the street frontage represents a serious and unnecessary environmental and visual degradation of the site.

These trees currently serve as:

- A vital ecological buffer, stabilising the sandy peninsula base and regulating groundwater movement.
- Habitat for native birdlife and fauna, contributing to biodiversity.
- A natural screen reducing the visual bulk of the proposed development and preserving streetscape character.

The removal of this vegetation and elimination of any setback will result in:

- A stark increase in visual intrusion for surrounding residents, particularly those at lower elevations.
- Loss of amenity and privacy, with the six-storey structure built directly to the boundary dominating the outlook.
- Disruption of the natural water table and soil structure, potentially affecting neighbouring properties at basement level.
- Further erosion of Narrabeen's coastal identity, which relies on integration of built form with native vegetation.

Compliance Failures

- **SEPP (Biodiversity & Conservation) 2021 – Chapter 2:** Requires retention of vegetation to protect biodiversity and amenity.
Failure: Complete removal of mature trees and zero setback.
- **SEARs Biodiversity Assessment Requirements:** Requires avoidance, minimisation, and offsetting of biodiversity impacts and preparation of a BDAR using BAM.
Failure: No evidence of BDAR or retention strategy.
- **Seniors Housing Design Guide:** Encourages landscape buffers and integration with natural features.
Failure: Boundary-to-boundary approach prioritises yield over environmental responsibility.

This approach disregards principles of sustainable urban design, environmental protection and community-sensitive planning. It also undermines the integrity of the consultation process, which has failed to transparently address these impacts.

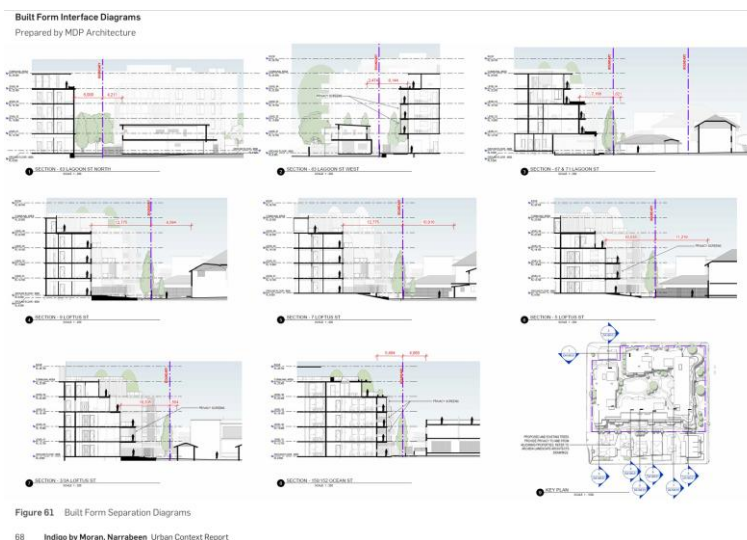
The current proposal to build directly to the boundary overlooks a clear opportunity to balance development with environmental responsibility, **prioritising maximum yield over thoughtful design.**

We urge Indigo by Moran to revise the boundary-to-boundary approach and incorporate meaningful setbacks along Lagoon Street to enable the retention of the mature native pine trees. Such an adjustment would better align the project with the State Environmental Planning Policy (Biodiversity and Conservation) 2021, which supports vegetation preservation in urban settings and with the SEARs biodiversity assessment requirements, which promote minimising environmental impacts through sensitive site planning. Retaining these trees would not only support compliance but also reflect a genuine commitment to sustainable, community-integrated development.



3. Misleading Claims About Tree Retention and Environmental Sensitivity

The development proposal asserts on **page 18 of the Urban Design Report prepared by MDP Architecture** that the building massing features generous setbacks and retains Norfolk Island Pine trees to create a varied and engaging relationship with the natural surroundings. However, **this statement is misleading and selectively framed**. While some trees on Ocean Street may be retained, all mature native pine trees along Lagoon Street are proposed to be removed, eliminating a critical ecological corridor. on page 68 of the same report Indigo by Moran show trees all over the site that will no longer be there.



These mature pine trees along Lagoon Street provide essential habitat for a variety of native bird species, including:

- **White-bellied sea eagles**, which rely on the tall canopy for resting and as strategic vantage points for hunting over the lagoon and coastline.

- **Sulphur-crested cockatoos**, which roost and feed among the pine branches, often in large social flocks.
- **Tawny frogmouth owls**, which depend on the dense foliage for camouflage, nesting and protection from predators.
- **Laughing kookaburras**, iconic to the area, which use the trees for perching, nesting and territorial calls that contribute to the soundscape of the peninsula.

The removal of these trees will result in:

- **Loss of critical resting and nesting habitat** for birds that travel between the lake and the coast.
- **Disruption of established wildlife movement patterns**, forcing species into more urbanised or unsuitable areas.
- **Reduction in biodiversity**, with cascading effects on the local ecosystem.

The Environmental Impact Statement (EIS) has **overlooked these ecological functions**, prioritising development outcomes over environmental stewardship. No comprehensive fauna study has been presented to assess the impact of removing these trees, nor has the proposal addressed how the loss of canopy will affect microclimate, soil stability, or seasonal bird migration.

This selective retention of trees only on Ocean Street, while removing all significant vegetation on Lagoon Street, undermines the integrity of the planning narrative and fails to meet the standards of responsible and community-sensitive development.

4. Excessive Excavation into Sandy Peninsula Base

The proposed development will require deep excavation into the sandy and non-cohesive soils that form the base of the Narrabeen Peninsula. This poses serious geotechnical risks, including:

- Soil subsidence and erosion.
- Collapse of adjacent structures.
- Disruption of groundwater flow and water table levels.

These risks are particularly concerning given that my property sits at the same level as the proposed basement car park and is regularly submerged during flood events. This has already led to substantial degradation of concrete structures on-site, indicating active hydrostatic pressure and unstable ground conditions.

The **Geotechnical Investigation Report** prepared by Northrop Consulting Engineers (*EIS Attachment: Geotechnical Investigation Report, Pages 5–9*) confirms that the site consists of sandy fill and underlying sand layers, which are non-cohesive and highly permeable. While the report recommends standard excavation controls, it does **not include a dedicated groundwater impact assessment**, nor does it model the long-term effects of basement excavation on surrounding properties or the water table.

The **Sustainability Report** (*EIS Attachment: Sustainability Report, Pages 12–14*) briefly mentions water-sensitive urban design but fails to address groundwater movement, flood risk, or basement-level water intrusion. No document in the EIS package provides a hydrogeological study, flood

modelling, or cumulative impact assessment, despite the site's proximity to Narrabeen Lagoon and known flood-prone conditions.

This omission represents a serious compliance gap. The proposal fails to meet the requirements of:

- The **NSW Aquifer Interference Policy**, which mandates licensing and impact assessment for any excavation likely to affect groundwater.
- The **Minimum Requirements for Building Site Groundwater Investigations (DPIE, 2021)**, which require site-specific groundwater modelling and assessment of seasonal fluctuations and seepage risks.
- The **Groundwater Assessment Toolbox for SSD Projects (DPIE, 2022)**, which outlines the need for hydrogeological studies and cumulative impact analysis for State Significant Developments.
- **Planning Circular PS 24-001 – Flood Risk in Planning Decisions**, which requires flood modelling and consideration of climate change impacts for developments in flood-prone areas.
- The **Narrabeen Lagoon Floodplain Risk Management Plan**, which requires that new developments do not exacerbate flood risks or compromise lagoon integrity.

Ground instability could lead to lagoon breaches or the formation of new ocean inlets, disrupting the fragile geology of the peninsula. This is not a hypothetical concern, it is a real and observable risk that must be addressed before any approval is granted.



5. Loss of Visual Amenity and Non-Compliance with Planning Controls

One of the most profound and irreversible impacts of the proposed development is the loss of visual amenity for residents across the Collaroy to Elanora Heights and Ingleside escarpment, as well as those living throughout the Narrabeen Peninsula. The proposed six-storey structure will rise well above the existing built form, creating a visual barrier between hundreds of homes and their long-standing views of the ocean, beach and horizon.

These views are not just aesthetic luxuries, they are a core part of the identity, wellbeing and property value of the community. For many residents, the ability to see the ocean from their homes is a daily source of peace, connection to nature and pride in their location. The escarpment provides a natural amphitheatre of homes that enjoy panoramic views of the coastline and views that have existed uninterrupted for decades.

The proposed development will:

- Obstruct ocean views for a wide swathe of homes, particularly those elevated along the escarpment.
- Interrupt the visual flow of the landscape, replacing open sky and beach with a dense, urban wall.
- Diminish the scenic value of the area for both residents and visitors, impacting tourism, lifestyle and community character.

This is not a minor or isolated issue, it affects hundreds of properties and thousands of residents. The visual impact will be felt not only from immediate neighbours but from vantage points across the peninsula, including public reserves, walking tracks and community spaces.

Non-Compliance with Statutory Requirements

The proposed development is excessive in height, scale and setbacks and fails to comply with:

- **State Environmental Planning Policy (Housing) 2021 – Seniors Housing Provisions** (*EIS Attachment: Compliance Table, Pages 48–50*): The proposal seeks a **Floor Space Ratio (FSR) of 2.08:1**, exceeding the permitted 1.6:1 and a building height of **26m**, which breaches SEPP height controls for Seniors Housing.
- **Northern Beaches Local Environmental Plan (LEP)**: Height of buildings in R2 Low Density Residential zones is generally limited to **8.5m–10m**, yet the proposal exceeds this by more than double.
- **Development Control Plan (DCP)**: Required setbacks to Lagoon, Loftus and Octavia Streets are not met, as the design adopts a near boundary-to-boundary footprint, contrary to local character and privacy controls.

- **SEARs for State Significant Development:** Mandates assessment of visual impact, view loss and community character. The EIS does not adequately address cumulative impacts or provide accurate visual simulations.

Misleading Visual Representations

The **Visual Impact Assessment (EIS Attachment, Page 50)** claims the design “provides generous setbacks and integrates with the surrounding landscape,” yet photomontages are taken from oblique angles and cropped to understate the building’s true width and bulk. This presentation fails to meet SEARs obligations for transparency and accuracy.

SEARs Requirement:

The SEARs for this State Significant Development explicitly state:

“The Environmental Impact Statement (EIS) must identify and assess cumulative impacts, including visual impacts, having regard to the Department’s Cumulative Impact Assessment Guidelines for State Significant Projects and must consider community consultation outcomes with transparent presentation of visual simulations from sensitive viewpoints.”

The Indigo by Moran EIS does **not provide accurate or transparent visual simulations** from key sensitive viewpoints such as the Collaroy–Elanora escarpment or public reserves, nor does it assess cumulative visual impacts across the Narrabeen Peninsula. This selective presentation undermines community consultation and fails to meet SEARs obligations for assessing cumulative visual impacts.

The proposal will permanently alter the visual identity of the Narrabeen Peninsula, replacing open coastal views with a dense, urban structure that is out of scale and out of place. This is a clear breach of planning controls and design principles intended to protect local character and scenic values.

6. Aboriginal Heritage Significance

The development site is located near the corner of Ocean and Octavia Streets, where the remains of Narrabeen Man, Sydney’s oldest known Aboriginal skeleton, dated to approximately 4,000 years ago, were discovered in 2005. This significant archaeological find provides rare insight into early Aboriginal life and customs, including evidence of ritual punishment through spearing. The area is therefore of high archaeological sensitivity and there is a strong probability **of unrecorded Aboriginal remains** or middens in the vicinity. Proceeding with deep excavation without thorough cultural and archaeological assessment risks disturbing sacred and historically significant ground.

Additionally, the mature pines along Lagoon Street hold cultural significance as **locale identifiers for First Nations communities**, a value similarly recognised in other beachside suburbs such as **Palm Beach, Dee Why and Manly**, where trees of comparable **height and age** are respected as part of the **cultural and environmental landscape**. The same level of respect and protection should be afforded to the trees in Narrabeen.

The **Environmental Impact Statement (EIS)** prepared by Moran (Document 251002, Page 1) acknowledges that:

“The pines are not just an environmental or design factor; they were identified by the First Nations group who were consulted on the site as increasingly important to Indigenous peoples as locale identifiers for their community.”

Despite this acknowledgment, the proposal seeks to **remove all mature pines along Lagoon Street**, disregarding their cultural significance as identified by First Nations representatives. This approach conflicts with SEARs requirements and NSW heritage legislation.

Regulatory Requirements Ignored

- **SEARs for State Significant Development** mandate that the EIS must:
“Identify and assess Aboriginal cultural heritage values, consult with Aboriginal stakeholders and demonstrate how impacts have been avoided or minimised.”
The Indigo by Moran EIS does not provide a comprehensive Aboriginal Cultural Heritage Assessment Report or outline mitigation strategies for excavation impacts.
[\[environmen...nsw.gov.au\]](#)
- **National Parks and Wildlife Act 1974 (Part 6)** and the **Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW** require:
 - Consultation with Aboriginal communities
 - Archaeological surveys and predictive modelling
 - Measures to **avoid harm wherever possible**
These steps are not evident in the EIS, which lacks a detailed excavation methodology or cultural heritage management plan. [\[ncc.nsw.gov.au\]](#)
- **Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW** sets minimum standards for test excavation and reporting. The proposal does not reference compliance with this code or provide evidence of an Aboriginal Heritage Impact Permit (AHIP).
[\[environmen...nsw.gov.au\]](#)

Why This Matters

The removal of culturally significant pines and large-scale excavation in a site of known Aboriginal heritage importance is not just an environmental issue - **it is a cultural one!!** These trees serve as **locale identifiers** for First Nations communities and the current residents and their destruction erodes tangible and intangible heritage values. Overdevelopment here disregards the principles of **ecologically sustainable development** and the rights of Aboriginal people to maintain and protect their cultural heritage, as recognised under NSW law and international standards (UNDRIP).

7. Traffic and Safety Impacts on Ocean and Lagoon Streets

The proposed development includes a **three-storey underground carpark** with capacity for approximately **300 vehicles**, all of which will enter and exit via a driveway adjacent to existing residential driveways. This presents a **serious safety hazard**, particularly for **Octavia Street and Loftus Street**, which are **narrow residential roads** not designed to accommodate high traffic volumes. While **Lagoon Street and Ocean Street** are wider, they are still residential in nature and already under pressure from existing traffic and parking demand.

The **Northern Beaches Council** recently endorsed a **40km/h speed zone** for all streets east of Pittwater Road, from Narrabeen Beach to Mona Vale Hospital, as part of its **Safer Neighbourhoods Program**. This initiative aims to improve pedestrian safety and reduce traffic risks. Introducing 300 additional vehicles directly contradicts this safety strategy and will increase **congestion, noise and**

pedestrian danger, especially for **children, elderly residents and those accessing nearby surf clubs and preschools**. [[yoursay.no...nsw.gov.au](https://yoursay.nsw.gov.au)]

The Indigo by Moran proposal includes:

- **149 Independent Living Units:** 44 two-bedroom, 58 two-bedroom + study and 47 three-bedroom apartments.
- **10 Residential Aged Care Suites.**
- **197 total parking spaces**, including **only 7 visitor spaces**. [theweeklys...nce.com.au]

This allocation fails to meet the **minimum parking standards** outlined in the **NSW State Environmental Planning Policy (Housing) 2021**, which requires:

- **1 space per 2-bedroom unit**
- **1.5 spaces per 3-bedroom unit**
- **1 space per 5 units for visitors**
- Additional provisions for aged care staff and visitors.

Based on the unit mix, the development should provide:

- **44 x 1 = 44 spaces** (2-bedroom)
- **58 x 1 = 58 spaces** (2-bedroom + study)
- **47 x 1.5 = 70.5 spaces** (3-bedroom)
- **Visitor parking: $149 \div 5 = 30$ spaces**
- **Aged care staff/visitor parking: minimum 1 per 2 beds = 5 spaces**

Total minimum requirement: ~208 spaces, not including additional staff or service vehicle needs. The proposal provides **197 spaces**, falling short of even the minimum residential and visitor requirements.

Local surveys of two comparable residential blocks in the area show **car-to-bedroom ratios of 0.65 and 0.75**. Applying these ratios to the estimated **350+ bedrooms** in the Indigo by Moran proposal suggests a parking demand of **228 to 263 vehicles**. This implies a shortfall of **75 to 109 vehicles**, which would spill onto surrounding streets, particularly **Octavia and Loftus Streets**, exacerbating congestion and reducing safety.

The **Traffic Impact Assessment (TIA)** submitted with the EIS was conducted in **August 2025**, during **off-peak winter months**, which do not reflect the **seasonal traffic intensity** typical of Narrabeen's beachside location. Summer months bring significantly higher volumes of visitors to the beach, surf club activity and pedestrian movement. The **Transport for NSW Guide to Transport Impact Assessment (2024)** recommends context-sensitive assessments, including **seasonal variation** where relevant. For beachside suburbs, this should include **multi-seasonal traffic studies**, ideally conducted **three times across the calendar year**, to accurately capture peak and off-peak conditions. [standards....nsw.gov.au]

Given the limitations of the current TIA, it is recommended that the **State Government require an updated, independent traffic impact assessment**, conducted across **multiple seasonal periods**, to ensure transparency and prevent underreporting of traffic impacts. This is especially critical for

developments processed under the **State Significant Development (SSD)** pathway, which bypasses local council oversight.

This is not a minor increase, it is a substantial intensification of pressure on an already strained corridor. Moreover, the development offers no affordable or social housing and therefore **does not meet the intent of SSD prioritisation under NSW planning policy**. It is a private retirement living project, targeting an elite segment of the senior population, likely less than 5% of older Australians who could afford to buy into such a high-end facility. *Using the SSD pathway to bypass local council and community input sets a dangerous precedent and undermines the integrity of the planning system.* The State Government should not prioritise developments that offer limited public benefit, especially when they impose significant infrastructure, safety and environmental burdens on the local community.

8. Community Consultation – Fragmented, Sales-Oriented and Non-Compliant

The consultation process for the Indigo by Moran development at **156 Ocean Street, Narrabeen** does not meet the standards of **genuine community engagement** required under the **Secretary's Environmental Assessment Requirements (SEARs)** and the **Undertaking Engagement Guidelines for State Significant Projects (March 2024)**.

Sales-Focused Sessions Misrepresented as Consultation

The **in-person sessions held on 13 November 2024 and 30 October 2025** were presented as “community information sessions” but were in fact **sales presentations** targeting potential buyers. This is confirmed in the **Environmental Impact Statement (EIS) Volume 1 – Main Report (Document 251002), Page 6**, which describes the sessions as opportunities for attendees to “register interest” and “reserve their retirement living residence.”

Rather than addressing community concerns about **scale, environmental impact, traffic, heritage and visual intrusion**, the sessions focused on **marketing features**, including trivial topics such as appliance preferences. This approach:

- **Ignored pressing neighbourhood concerns**
- **Prioritised sales over community well-being**

Attendees were explicitly told:

- The development would be assessed via the **State Significant Development (SSD) pathway**, not by **local council**
- There was “**nothing we could do**” to influence the outcome
- Questions about **visual impact, traffic, excavation risks and heritage** would **not be addressed**

This approach violates the **Engagement Guidelines**, which require proponents to:

- **Engage early and meaningfully**
- **Be transparent about what aspects of the project can be influenced**

- **Demonstrate how community feedback has shaped the proposal**

Lack of Public Benefit and Community Integration

The design reflects an **exclusionary mindset**, enclosing the development around a **private courtyard** with **no shared public space** or meaningful **community interface**. The courtyard will be **shadowed for most of the day during certain months**, undermining claims of vibrant communal areas.

The development prioritises the interests of incoming residents, likely the **top 5% of seniors** who can afford premium retirement living, while disregarding the existing community. It fails to integrate with the **social and environmental context** of the Narrabeen Peninsula and offers **no meaningful community benefit**, contrary to the principles of **Ecologically Sustainable Development (ESD)** as defined in **Section 1.3 of the Environmental Planning and Assessment Act 1979 (EP&A Act)**. ESD requires planning decisions to balance **economic, environmental and social considerations**, including **intergenerational equity, biodiversity conservation and community inclusion**.

Additionally, the proposal does not align with the intent of the **SSD prioritisation framework**, which is reserved for projects of **genuine state importance**, such as public hospitals, schools, infrastructure, or developments that deliver **broad public benefit**. According to the **NSW Department of Planning and Environment**, SSD designation is appropriate only where a project contributes significantly to the **economic, environmental, or social wellbeing of NSW** and not for **private luxury housing** targeting a narrow demographic.

The Indigo by Moran project does not contribute to **affordable housing, social equity, or community infrastructure**. This undermines the **Minister's Planning Principles for Sustainable Development in NSW (2021)**, which emphasise:

- **Inclusive planning systems**
- **Well-designed places that enhance quality of life**
- **Affordable and diverse housing**
- **Community participation and place-based integration**

By using the SSD pathway to bypass **local council oversight** and **community input**, the proponent sets a concerning precedent and undermines the integrity of the NSW planning system. The lack of integration with the local community, absence of shared public space and removal of culturally significant trees further demonstrate a failure to meet the **design and place principles** and the **public interest test** embedded in NSW planning policy.

Lack of Transparent and Inclusive Engagement

Despite the scale and impact of this proposal, the consultation process has been **structured to meet minimum SSD requirements**, rather than to genuinely engage the Narrabeen community. The proponent has prioritised the preferences of future residents over the concerns of existing locals, with **no documented commitment to transparent engagement with Northern Beaches Council or residents prior to final approval**.

This approach contradicts the **Undertaking Engagement Guidelines for State Significant Projects (2024)**, which require:

- **Inclusive and transparent processes**
- **Early engagement with affected communities**

- **Clear documentation of how feedback influenced the proposal**

The absence of a **Community Engagement Outcomes Report** and the use of **sales-focused sessions** in place of genuine consultation, reflect a broader lack of accountability. The question remains: **Will the developer commit to a transparent engagement process that includes council and residents before approval?** This remains unanswered and underscores the need for stronger oversight by the Department of Planning.

9. Misrepresentation of Feedback and Lack of Responsive Design Changes

The **Engagement Report** submitted as part of the EIS claims that community feedback was incorporated into the design. However, a review of the final proposal shows that **no meaningful changes** were made to address the **core concerns raised by residents**, including:

- **Excessive height and scale**
- **Visual obstruction of the escarpment**
- **Traffic impacts on Ocean and Lagoon Streets**
- **Excavation risks to the sandy peninsula base**
- **Bypassing of local council oversight**

The report's summary of feedback appears to **cherry-pick positive comments** while ignoring the **overwhelming opposition** voiced during the sessions. This selective reporting undermines the requirement under the **Undertaking Engagement Guidelines for State Significant Projects (2024)** to:

- **Accurately document community concerns**
- **Demonstrate how feedback influenced the final design**
- **Ensure transparency in reporting engagement outcomes**

The absence of substantive design revisions in response to these concerns reflects a **tick-box approach to consultation**, rather than a genuine effort to engage with and respond to the community. This further supports the conclusion that the consultation process was structured to meet **minimum SSD approval requirements**, not to deliver **public benefit or planning integrity**.

10. Failure to Integrate with Community and Place – Non-Conformance with NSW Planning Principles

Narrabeen and the broader Narrabeen Peninsula have a distinct sense of place, shaped by their **coastal setting, heritage** and **community cohesion**. The proposed development threatens to disrupt this balance. Its **scale and density** risk eroding the neighbourhood's identity and diminishing the quality of life for existing residents.

The design prioritises the interests of future residents within the complex, while disregarding the needs and identity of the broader Narrabeen community. The layout, four residential blocks arranged

around a central courtyard, resembles a **gated precinct**, with **no meaningful integration** into the surrounding neighbourhood.

This configuration:

- **Excludes the community**, offering no shared public space, pedestrian permeability, or visual connection to the streetscape.
- **Removes all mature native trees** along Lagoon Street, which currently provide habitat and visual relief.
- **Creates a segregated enclave**, rather than contributing to the social fabric of Narrabeen.

Although the courtyard is marketed as a communal feature, it is **internal and inaccessible to the public**, offering **no benefit to existing residents**. Furthermore, the building massing and orientation will cast **significant shadows**, with limited sunlight reaching the courtyard except around midday, undermining claims of vibrant, sunlit communal spaces.

This design approach fails to meet the **seven objectives for good design** outlined in the **Better Placed policy** by the NSW Government Architect, which include:

- **Better fit** – contextual, local and of its place
- **Better for community** – inclusive, connected and diverse
- **Better for people** – safe, comfortable and liveable
- **Better value** – creating and adding value for the broader community [\[planning.nsw.gov.au\]](https://planning.nsw.gov.au)

It also conflicts with the **Environmental Planning and Assessment Act 1979**, which requires planning decisions to promote:

- **Good design and amenity of the built environment**
- **Ecologically Sustainable Development (ESD)**, balancing economic, environmental and social factors (Section 1.3) [\[legislation.nsw.gov.au\]](https://legislation.nsw.gov.au)

Furthermore, the proposal does not align with the **State Significant Development (SSD) SEARs** and the **Undertaking Engagement Guidelines for State Significant Projects (March 2024)**, which require proponents to:

- **Demonstrate integration with local character and context**
- **Deliver public benefit**
- **Engage transparently and proportionately to the project's impact** [\[planning.nsw.gov.au\]](https://planning.nsw.gov.au)

By failing to incorporate shared public space, removing culturally and environmentally significant trees and designing an inward-facing enclave, the development does not meet the **design quality**, **community integration**, or **public interest** standards expected of SSD projects in NSW.

11. Misrepresentation of Aged Care Provision and SSD Eligibility – Compliance Gap

The Indigo by Moran proposal at **156 Ocean Street, Narrabeen** appears to **misuse the aged care component** to qualify for **State Significant Development (SSD)** status, despite failing to meet the standards of a genuine residential aged care facility under NSW planning and aged care regulations.

Concerns Over Ethical Treatment of Seniors Based on Past Actions

The community has serious concerns about the ethical conduct of the developer, particularly considering the events surrounding the former Wesley Retirement Village. As reported in the *Daily Telegraph* article dated 14 April 2023 titled “Residents in tears,” elderly residents were reportedly evicted under distressing circumstances. It is understood that the facility was subsequently repurposed to house women affected by domestic violence, allowing the developer to claim credit for fulfilling community need criteria in their State

Significant Development (SSD) application. While support for vulnerable women is vital, the manner in which this transition was executed, displacing long-term senior residents, **was perceived as uncaring and strategically motivated**. This precedent raises serious concerns about the treatment of future residents in the proposed development.



Token Inclusion of Aged Care

The Indigo development comprises:

- **149 Independent Living Units (ILUs)**
- **10 “Care Suites”** designated for aged care (EIS Volume 1 – Main Report, Document 251002, Page 3) [[theweeklys...rce.com.au](https://www.theweeklys.com.au)]

This token inclusion does **not constitute a compliant aged care facility** under:

- **NSW Seniors Housing Design Guide (2023)** – requires adequate care infrastructure and design for high-needs residents [planning.nsw.gov.au]
- **Aged Care Quality Standards** – mandate continuous, on-site clinical care [health.gov.au]

The project is primarily a **luxury retirement village**, yet it is being presented as a nursing home to **bypass local planning scrutiny** and exploit SSD pathways.

Insufficient On-Site Clinical Care

The Environmental Impact Statement (EIS) fails to demonstrate compliance with Standard 5 of the Strengthened Aged Care Quality Standards, which mandates that aged care providers deliver safe,

evidence-based, person-centred clinical care through a multidisciplinary team of qualified health professionals. Specifically, the EIS lacks commitment to: [\[agedcarequ...ity.gov.au\]](#)

- 24/7 registered nursing staff
- On-site medical or allied health services
- Clinical care plans or medication management protocols
- Infrastructure to support dementia care, mobility, and cognitive impairment

Instead, the proposal relies on outsourced services, which do not meet the expectations of Standard 5.1 (Clinical Governance), 5.4 (Comprehensive Care), or 5.5 (Clinical Safety), all of which require systems to manage high-impact risks such as falls, pressure injuries, and medication safety. Yes they may tick the boxes for the requirements now, although this may not be their long- term objective for the complex. [\[safetyandq...ity.gov.au\]](#)

Furthermore, under the SEARs for seniors housing SSD applications, developments must demonstrate adequate infrastructure to support the health and wellbeing of residents. This includes on-site clinical care capacity, not just proximity to external services like Northern Beaches Hospital. The absence of such infrastructure in the EIS (Volume 1, Page 7) suggests non-compliance with both planning and aged care regulatory expectations. [\[planning.nsw.gov.au\]](#)

Reliance on External Health Services

The proposal appears to rely on **Northern Beaches Hospital** for ongoing care needs (EIS Volume 1, Page 8). This is **inappropriate and unsustainable**, as it shifts the burden of aged care to public health infrastructure. A genuine nursing home must provide **continuous, on-site care tailored to high-needs residents**, not outsource essential services. [\[theweeklys...rce.com.au\]](#)

Failure to Meet SEAR Intent

The **Secretary's Environmental Assessment Requirements (SEARs)** require SSD projects to:

- Demonstrate **adequate infrastructure for the proposed use**
- Mitigate **social and environmental impacts**
- Comply with **relevant legislation and standards** [\[planningpo...nsw.gov.au\]](#)

This development does **not meet these criteria** in relation to aged care. The aged care component is insufficient and risks **misleading regulators and the public** about its true nature and capacity.

Comparison with Genuine SSD Aged Care Projects

Recent SSD-approved aged care projects include:

- **Opal HealthCare St Ives** – 145 beds across 3 storeys
- **Opal HealthCare Bella Vista** – 135 beds including high-care and memory care wings
- **Opal HealthCare Narwee Parklands** – 165-bed residential care facility
[\[theweeklys...rce.com.au\]](#)

By contrast, Indigo by Moran offers **only 10 care suites**, which is **far below industry norms** for SSD aged care projects.

Community Impact and Planning Integrity

The community deserves **transparency and integrity** in planning processes. This development undermines both by presenting a minimal “sickbay-style” setup as a nursing home, potentially exploiting SSD pathways to avoid local oversight.

I respectfully request that this proposal be **reassessed regarding its aged care claims** and compliance with SEARs and aged care standards. The development should not proceed under the guise of aged care unless it **genuinely meets the requirements of a residential aged care facility**, including:

- **24/7 clinical care**
- **On-site health services**
- **Infrastructure for high-needs residents**

12. Conclusion

I urge the **NSW Department of Planning and Environment** to:

- **Reassess the validity of the consultation process** for this application, given its failure to meet the **Secretary’s Environmental Assessment Requirements (SEARs)** and the **Undertaking Engagement Guidelines for State Significant Projects (2024)**.
- **Require a new, independently facilitated community engagement process**, ensuring transparency and genuine input from affected residents.
- **Mandate meaningful involvement of Northern Beaches Council and the local community** in the decision-making process, consistent with the principles of **place-based planning** and **public interest obligations** under the **Environmental Planning and Assessment Act 1979**.

The proposed development poses unacceptable risks to:

- **Visual landscape and escarpment views**
- **Geological stability of the sandy peninsula base**
- **Traffic safety and pedestrian amenity**
- **Aboriginal cultural heritage values**
- **Community identity and social cohesion**

Accordingly, I request that the Department:

- **Reject this proposal in its current form**
- **Require a revised design that is context-sensitive, compliant with SEARs, and aligned with NSW planning principles**
- **Ensure that any future proposal:**
 - **Respects the unique character and heritage of the Narrabeen Peninsula**
 - **Provides genuine aged care infrastructure if claimed**

- **Delivers measurable public benefit, not private luxury housing under the guise of SSD eligibility**

A more modest, **community-integrated approach** is essential to uphold planning integrity and protect the social, cultural, and environmental values of Narrabeen.

I also request that the

Sincerely,

Michell Cudmore

80 Lagoon Street, Narrabeen

0466939929

Compliance Gap Summary Table

Requirement	Statutory Source	What Moran Provides	Compliance Gap
Genuine aged care facility with adequate infrastructure	NSW Seniors Housing Design Guide (2023), Aged Care Quality Standards	10 “Care Suites” with outsourced services	No on-site clinical care, no dementia/mobility support, no 24/7 nursing.
Integration with local character and public benefit	SEARs for SSD, Better Placed Design Principles	Four inward-facing blocks, private courtyard	No shared public space, removal of mature trees, gated design
Transparent and inclusive engagement	Undertaking Engagement Guidelines for SSD (2024)	Sales-focused sessions, no feedback incorporated	No documented design changes, cherry-picked positive comments
Traffic and parking compliance	NSW Housing SEPP, Guide to Traffic Generating Developments	197 spaces for 149 ILUs + 10 care suites	Shortfall of 75–109 spaces based on ratios; off-peak traffic study
Aboriginal heritage protection	National Parks and Wildlife Act 1974, SEARs	Consultation with elder acknowledged, but trees removed	No ACHAR, no AHIP, cultural input ignored
SSD eligibility intent	EP&A Act 1979, SSD Framework	Luxury retirement village marketed as aged care	Exploits SSD pathway without delivering genuine public benefit