

Submission of Objection - SSD-76220734
156 Ocean Street, Narrabeen ("Indigo by Moran")

From: Paul Dennis, Resident - 5 Loftus Street, Narrabeen

Executive Summary

To Whom It May Concern,

I am writing to formally object to the proposed "Indigo by Moran" seniors housing development at 156 Ocean Street, Narrabeen (SSD-76220734). I live directly behind the site at 5 Loftus Street - one of the properties most affected by this proposal.

Before the application was lodged, I spoke with Nick Winberg from Centurian Group on 18 September 2025, who called me as the project representative. That conversation gave me a level of comfort at the time, but having now reviewed the lodged plans, I feel I was completely misled.

On that call, Mr Winberg assured me that the design had been carefully developed to minimise impact on Loftus Street. He said the building would be "only four levels", that the setback to my boundary would be 15 metres, and that they were "not going to napalm the site" in reference to existing trees. He also said they wanted an "open and transparent" dialogue throughout the process.

Those statements turned out to be false.

The DA now on exhibition shows a six-storey building over 21 metres, with balconies starting just 7 metres from my boundary. It removes almost all existing mature trees - including mature native species that currently provide privacy and natural screening. There has been no follow-up contact, no transparency, and the lodged plans directly contradict what I was told by Mr Winberg. *See the attached email exchange time-stamping Mr Winberg's false comments.*

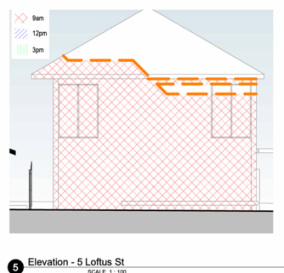
From my property, this proposal would completely change how we live. We will lose most of our winter sun, particularly across the backyard and living spaces that currently receive morning and midday light. In return, we'll gain five-six levels of windows and balconies looking straight into our home, including our bedrooms and bathroom. I have young children aged five and seven whose bedrooms and backyard will now be highly exposed visually to neighbours in the building. The privacy loss is extreme and completely avoidable if the building followed a compliant height and setback.

Misleading Documentation

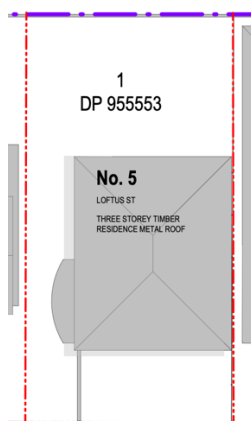
It's also concerning that the developer's plans have misrepresented our home at 5 Loftus Street as a three-storey dwelling, when in fact it is a two-storey house, as verified by the registered survey. This false representation exaggerates the apparent scale of our property and downplays the true visual and overshadowing impact we'll experience. Errors like this cast serious doubt over the accuracy and integrity of the submission.



Actual height and roofline of 5 Loftus Street.



D.A. documentation falsifying the roofline of 5 Lotus Street to misrepresent scale.



D.A. documentation incorrectly showing 5 Loftus St as three-storey residence

No Community Consultation

The so-called "community consultation" for this project has also been deeply misleading. There has been no genuine community consultation with affected residents. The only sessions held were marketing-style events, and attendance was limited to people aged over 60, meaning most local residents - including myself - were excluded from participating or asking questions. This was not consultation; it was a sales exercise. Further, we have since contacted Sally Taylor (Managing Director at Retirement by Moran) to meet with the community and discuss the development - to which she has failed to respond.

Over Development & Visual Bulk

The development's height and bulk are non-compliant and completely out of character with this part of Narrabeen. Everything around here is one- to two-storey residential. Dropping a 21-metre seniors complex into the middle of that is offensive to the streetscape and to the residents who have respected the 8.5-metre height limit for decades. It's an overdevelopment, pure and simple - and the Department should not accept an argument that this breach is "reasonable" or "necessary." There is no reason why a fully compliant solution complying with SEPP cannot be designed for the site. The plans should be amended to reduce bulk i.e. the development should be redesigned to achieve a maximum height of 12.3 metres with recessive floors above level 2 and increased southern setbacks of at least 22 metres.

Traffic, Parking, Access

Loftus Street simply can't handle demolition and construction traffic. It's a narrow, quiet street with families and parked cars on both sides. Any attempt to bring trucks or construction access down here would be unsafe and unacceptable. I propose making Loftus Street a no use street for demolition or construction. Further, traffic calming measures like speed bumps should be installed to limit overflow on such a small street. The existing bus stop on Ocean Street should also remain in its current location. It is arrogant and inappropriate for Moran Group to think they can move this away from their site to other neighbours.

Solar Loss

The proposed six-storey building will cause severe solar loss to 5 Loftus Street. During the winter months, morning and afternoon sunlight to the backyard and main living areas will be almost entirely removed, with over 50% overshadowing to our backyard at the winter solstice. This is a direct result of the excessive and non-compliant building height of over 21

metres and the inadequate southern setbacks. The loss of sunlight will significantly reduce our residential amenity, thermal comfort, and outdoor usability for my family, particularly during winter. To rectify this, the development should be redesigned to achieve a maximum height of 12.3 metres with recessive floors and increased southern setbacks of at least 22 metres to ensure a minimum of two hours of direct sunlight to the main living rooms and private open spaces between 9 am and 3 pm in mid-winter. These design changes would bring the proposal into alignment with SEPP (Housing) 2021 and the Apartment Design Guide objectives for solar access.

Conclusion & Recommendation

To be clear, I am not opposed to appropriate development or seniors housing. But this design is neither appropriate nor honest. It ignores the character of the area, breaches planning controls by an enormous margin, and disregards the amenity of surrounding residents.

I also want the Department to note the serious issue of misrepresentation and lack of transparency. Residents were told one thing privately, and a completely different scheme has now been lodged publicly. That undermines trust in the process and should not be rewarded with approval.

For all these reasons, I respectfully request that the Department refuse the SSD in its current form. If Moran Group wishes to pursue development here, it must be redesigned from the ground up - reduced to a compliant height and footprint, with proper setbacks, retained trees, and genuine engagement with the neighbours most affected.

The height of the buildings needs to be 12.3m maximum with recessive setbacks from levels 2 onwards – most importantly for the southern boundary. This will alleviate the massive impact to the southern boundary neighbours and improve solar access, privacy, and acoustic interference.

The redesign should also greatly lessen the glazing and window openings on the southern boundary, and remove the intrusive balconies overlooking my backyard, bedrooms and bathroom. The current design is not only a breach of privacy; it is entirely inconsistent with what a so-called "luxury development" should represent - quality, respect, and discretion for its neighbours.

I also invite both the Department's planning assessment team and representatives of Moran Group to visit my home at 5 Loftus Street to see firsthand the extent of overshadowing, loss of privacy and visual impact that this proposal would cause. Seeing it from ground level will make the effect of this design impossible to ignore.

Mental Health Impacts (Solar Loss & Acoustic Impact)

Lastly, I have included a letter from my psychologist, Dr Gunter Swoboda, outlining the mental health impacts this proposal will have on me should it proceed in its current form. The loss of solar access and increased noise exposure are not minor inconveniences since my wife and I work from home - they have well-documented effects on mental wellbeing, which are recognised in global research. I ask that this evidence be properly considered as part of the assessment and that the Department acknowledge these impacts as legitimate planning and health concerns.

I appreciate the Department taking the time to consider the real-world impacts of this proposal and the conduct that has accompanied it. Please keep me informed of any amended plans, meetings, or further opportunities to respond.

Kind regards,

Paul Dennis

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