



Paul Dennis <pauljohndennis@gmail.com>

SSD-762207342 messages

Paul Dennis <pauljohndennis@gmail.com>

30 October 2025 at 12:31

To: Nick.winberg@centuriongroup.com.au

Cc: Najeeb Kobeissi <najeeb.kobeissi@dpie.nsw.gov.au>

Bcc: hannah cathels <hannahcathels@hotmail.com>

Nick,

I'm writing regarding our phone call on 18 September 2025, approximately four weeks prior to the lodgement of the State Significant Development application for "Indigo by Moran" at 156 Ocean Street, Narrabeen (SSD-76220734) where you called me as the Project Management representative for the Indigo by Moran project.

I want to put on record the assurances you personally gave me on that call, and the fact that those assurances are not reflected in the DA/EIS now on exhibition.

On that call you told me, in substance, the following:

1. You said the design being submitted had "spent significant time designing to minimise the impact on Loftus Street," which you acknowledged would have the most impact in terms of solar access and privacy.
2. You said the building would be "only 4 levels."
3. You said the building setback to my boundary would be "15 metres." due to my neighbour at 3 Loftus street having their home built right up to the rear boundary.
4. You said you were "not going to napalm the site," in reference to existing trees, and that retention was being prioritised.
5. You said we would have an "open and transparent" dialogue throughout the process.

I accepted those statements in good faith and, to be direct, they materially reduced my level of concern at the time.

Having now reviewed the lodged material, I am extremely concerned that what you told me was false.

Specifically:

- The proposed building height and massing facing Loftus Street is greater than 4 levels. It is in fact 5 (21m in height).
- The setback to my boundary is materially less than 15 metres. Levels 1 & 2 balconies commence at 7.2m off my boundary and the building at 10.5m off my boundary.
- The overshadowing and privacy impacts on my property are clearly not "minimised." This design will impose significant solar loss for us, and massive privacy loss with 5 levels featuring multiple windows and balconies looking directly into my backyard, bedrooms, and bathroom.
- The documentation states that only 7 trees will remain and approx. 61 existing trees will be removed, the majority of which are mature native trees that currently provide screening and privacy for neighbours. That is the exact opposite of "not napalming the site."

You presented those points to me as settled design outcomes. They are not reflected in the DA as lodged.

You also told me we would have transparency. Instead, the application was lodged without any follow-up contact or clarification, and I've now had to discover these impacts through the formal exhibition.

I am asking you to do three things, in writing:

1. Confirm whether you stand by the statements you made to me prior to lodgement about:
(a) building height (4 levels),
(b) 15m setback to my boundary, and
(c) tree retention / "not napalming the site."
2. If you do not stand by them, explain why those statements were made to me at all given they are inconsistent with what has actually been lodged.
3. Confirm whether Moran intends to amend the design to reflect what you represented to me, or whether what is in the DA now is what you are actually pursuing.

For clarity: I am documenting this because those representations directly influenced my view of the proposal at a time when you knew I would be affected by privacy loss, overshadowing and removal of mature vegetation.

Please treat this as formal correspondence.

I'd like your response in writing.

Paul

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Bcc: hannah cathels <hannahcathels@hotmail.com>

4 November 2025 at 09:49

Nick,

I'm following up on my email dated Thursday 30th October 2025, regarding our phone call on 18th September 2025 about the Indigo by Moran project at 156 Ocean Street, Narrabeen.

As you haven't replied or corrected any part of that correspondence, I will take your silence as confirmation that my written record of our conversation is accurate and that you do not dispute its contents.

For transparency, the Department of Planning's assessment manager is in copy, as this correspondence and your lack of response will be referenced in my formal submission and may be provided to the relevant legal departments if required.

I would have preferred an open and professional dialogue as you originally suggested, but given the circumstances, it's important that all communication and representations are properly documented.

Regards,

Paul Dennis

[Quoted text hidden]