

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

Project Reference: SSD-76220734

Subject: Objection – Indigo by Moran, 156 Ocean Street, Narrabeen

From:
Carla Rolls
Resident, Unit 5 / 168 Ocean Street
Narrabeen NSW 2101

4 November 2025

To Whom it may concern,

I have lived for many years at 168 Ocean Street, directly behind the site proposed for the Indigo by Moran seniors-living development. Our small complex faces the rear of the subject site, separated only by a single row of dwellings.

I support the principle of providing accommodation for older residents, but this proposal in its current form raises serious concerns regarding privacy, safety, amenity, environmental quality, and social inclusion. I ask that the Department carefully consider whether the design satisfies the intent of the Housing SEPP 2021, the Seniors Housing Design Guide (2023), and the Northern Beaches LEP and DCP in protecting existing residential amenity and delivering accessible housing for a diverse range of seniors.

Height, Scale and Neighbourhood Character

At approximately 21 metres, the building height significantly exceeds the 8.5-metre control set by the LEP for the R3 Medium-Density zone, even allowing for limited bonuses under the Housing SEPP, which would bring the total allowable height to 12.3 meters. The bulk and massing are incompatible with the surrounding 1–2-storey dwellings that define Ocean Street's coastal-village character.

The Seniors Housing Design Guide (Part 4.2) requires new development to respect existing scale and provide a gentle transition to neighbouring properties. The current proposal fails to achieve this and would dominate the skyline and street frontage.

Privacy, Light and Air Quality

Our homes directly face the rear elevation of the proposed building. The upper-storey

balconies and extensive glazing will overlook nearby courtyards and living spaces, reducing privacy and sense of comfort. The height and minimal setbacks will also reduce natural light in adjoining gardens and dwellings.

In addition, traffic congestion along Ocean Street already results in increased exhaust emissions and noise. My bedroom faces the street and is exposed to early-morning fumes and vehicle noise; further intensification from this development will worsen air quality and acoustic conditions, contrary to the Northern Beaches DCP Part B4 – Noise and Air Quality objectives.

Safety and Traffic Impacts

Crossing Ocean Street is already hazardous due to limited pedestrian refuges and persistent queues of vehicles. The Traffic Impact Assessment (A34) notes that all site access is proposed via Lagoon Street, which connects directly to Ocean Street, yet fails to address existing pedestrian safety constraints.

The limited provision for service-vehicle and tradesperson parking means delivery vans and maintenance vehicles will likely occupy street parking which will add to the increase visibility obstruction. For residents with mobility considerations, this poses significant daily risks and discourages walking or local engagement—contrary to the Seniors Housing Design Guide Part 3.3 requirement to promote safe pedestrian access.

Structural and Environmental Risks

The Geotechnical Report (A19) confirms three levels of basement excavation below the natural water table, requiring dewatering and ongoing groundwater management. Deep excavation so close to existing strata may cause vibration, settlement or other structural effects on adjacent buildings. My home lies within this influence zone, and I am concerned about potential foundation movement or cracking during construction.

A comprehensive independent hydrogeological and structural-impact study should therefore be a condition precedent to any approval, consistent with Clause 50 of the Environmental Planning and Assessment Regulation 2021.

Social Benefit and Affordability

The proposal replaces the former Wesley Taylor Village, which provided aged-care beds and affordable retirement units, with 149 independent-living apartments and 10 care suites. The developer's own presentation lists entry prices starting from \$1.565 million for two-bedroom and \$2.165 million for three-bedroom residences, plus monthly fees of \$1,100–\$1,500 and a 30% deferred management fee on exit.

Such pricing significantly exceeds the median for comparable Narrabeen apartments and is well beyond reach for average-income earners or pensioners like me. While the

development may provide luxury options for wealthier retirees, it does not deliver the inclusive or affordable housing envisaged under the Housing SEPP 2021 – Seniors Housing Provisions (Clause 4.3.1).

As a local resident, I would not be able to benefit from or participate in this new community. That sense of exclusion is deeply disheartening given that the policy objective is to support aging in place within one's own community.

Requested Actions

I respectfully request that the Department either refuse the application in its current form or require significant amendments to ensure it complies with relevant planning controls and community objectives, including:

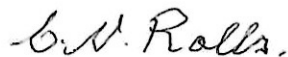
- Reducing the building height and mass to align with the LEP limit (8.5 m + permitted SEPP bonus only where justified);
- Increasing rear and side setbacks and providing effective screening to maintain privacy and solar access;
- Introducing dedicated service-vehicle parking and improved pedestrian crossing measures along Ocean Street, Octavia Street and Lagoon Street;
- Undertaking independent groundwater and structural impact assessments prior to construction;

Reinstating a genuine affordable housing component for local seniors in accordance with the intent of the Housing SEPP.

I value this neighbourhood for its 'village vibe' and strong community spirit. The current design for Indigo by Moran would fundamentally change that environment — adding noise, traffic, and a sense of disconnection for existing residents.

I respectfully ask that the Department require substantial design changes to reduce impacts and ensure the development meets the true intent of seniors housing policy — to support aging in place, inclusively and safely, within the community we already call home.

Kind regards,



Carla Rolls
Resident, Unit 5 / 168 Ocean Street
Narrabeen NSW 2101