

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

To: The Secretary, NSW Department of Planning, Housing and Infrastructure (DPHI)

From: Bride McDermott

Date: 5th November 2025

Objection Summary

I am a long-term resident of Warriewood and wish to formally object to the proposed Indigo by Moran seniors' housing development at 156–164 Ocean Street, Narrabeen.

As a local physiotherapist working in the community (primarily in aged care), I completely understand the need for seniors' housing, but the scale of this project is completely inappropriate for this sensitive coastal site and is inconsistent with local planning controls.

I drive along this stretch of road for work and family reasons multiple times every day. It is already a busy road that is often congested, especially on a Friday when council rubbish trucks are operating.

It is a local road, where many kids and young families are riding bikes and accessing our unique beaches. Overdevelopment of this area will most certainly destroy its natural beauty and make it less safe for residents.

I disagree with the proposal that this development is addressing the housing shortage that we are currently experiencing in Sydney and in Australia more generally. This is luxury housing for more privileged residents. While I appreciate that this is still an important project and will benefit certain people in our community, it does not provide housing for the residents that truly need it.

I am also aware through my work as a physiotherapist in aged care that there are many retirement villages in our local government area that currently have multiple vacancies, with some units being vacant for a considerable period.

Key Concerns

1. Overdevelopment and Non-Compliance – The proposal exceeds the intended scale of the R2 Low Density Residential Zone under the Northern Beaches LEP 2011. Its 21.5m height and bulk disregard Clause 4.3 Height of Buildings and the Housing SEPP 2021 design principles. The maximum height of all other dwellings along Ocean St does not exceed 3 stories, therefore a 6-story development is completely inappropriate for this area and out of keeping with the current structures.

2. Environmental and Coastal Risk – The site sits within mapped Coastal Environment and Coastal Vulnerability Areas. Excavation over 11m deep poses flooding, groundwater, and structural risks. As a community, we are aware of rising sea levels and to build a new development on such a grand scale and not address these risks sufficiently is completely inappropriate.

3. Poor Design and Minimal Sustainability – The BASIX assessment barely meets minimum standards with little passive design or energy efficiency. Surely excellence in design and sustainability is something we should be promoting and striving for in new developments in all of our communities?

4. Lack of Transparency and Consultation – The public exhibition period of only two weeks was unreasonably short. At times the NSW Planning Portal was not working and made it difficult to make a submission within this time frame. As a local resident I don't believe that meaningful consultation was undertaken before lodgment.

5. Governance and Precedent – The absence of an Independent Design Review Panel undermines confidence in the process. Approving this would set a dangerous precedent for large-scale overdevelopment along Narrabeen's unique coastline.

6. Public Interest - Under section 4.15 of the Environmental Planning and Assessment Act 1979, developments must demonstrate consistency with planning instruments and serve the public interest. This proposal offers no genuine community or environmental benefit and undermines the principles of sustainable coastal planning.

Request

I respectfully request that the Department refuse SSD-76220734 or alternatively require a full redesign that:

- Reduces height, bulk, and excavation depth;
- Improves sustainability and BASIX performance;
- Retains mature trees and expands deep-soil areas;
- Undergoes independent design review; and
- Is re-exhibited with proper community consultation and an extended timeframe.

Conclusion

As a local resident and aged care provider, I believe the proposed development is out of keeping with current infrastructure and would be detrimental to our community and environment. The design as it stands does not serve the public interest and I strongly urge the Department to refuse the application in its current form. As residents we wish to preserve the beauty of this area for our local community, our families and generations to come.

Signed,
Bride McDermott
Warriewood, NSW 2102