

Submission Objecting to the Indigo By Moran Seniors Living Development (SSD-76220734)

To: NSW Department of Planning, Housing and Infrastructure
Re: State Significant Development Application – Indigo By Moran Seniors Living Development
Address: 156 Ocean Street, Narrabeen NSW 2101

Reasons for objection

1. Traffic and Road Safety Concerns

The proposed development will significantly increase local traffic volumes on Ocean Street and the surrounding residential roads. This area already faces congestion, limited parking, and safety concerns due to narrow street layouts and proximity to local schools and amenities. The addition of vehicles from staff, residents, visitors, service deliveries, and emergency vehicles will place further strain on local infrastructure

2. Construction Impacts on Surrounding Homes

The proposal for a six-storey complex will involve deep excavation and heavy construction equipment operating over an extended period. Surrounding properties are in very close proximity, raising several concerns:

- **Noise pollution:** from machinery and pile-driving during excavation, affecting sleep and daily life.
- **Dust and air pollution:** impacting health, especially for children, elderly individuals, and those with respiratory issues.
- **Vibration and structural risk to surrounding buildings:** Prolonged vibration during deep foundation works can compromise the structural integrity of adjacent buildings, leading to cracking or movement in foundations and walls.
- **Access and safety:** Construction vehicles and machinery will occupy limited street space, further restricting parking and pedestrian safety.

3. Height, Overshadowing, and Environmental Impact

The surrounding homes and developments in this neighbourhood are predominantly two to three storeys high, forming part of the low-rise, unique coastal character of Narrabeen. The **proposed six-storey building would be entirely inconsistent with the local built environment.**

Such an oversized structure will:

- **Block natural sunlight** to neighbouring homes and gardens.
- Reduce passive solar access, increasing residents' energy use and carbon footprint.
- Alter the local microclimate and disrupt natural ventilation patterns.

- Diminish the area's visual and environmental amenity by overshadowing public and private open spaces.

This represents a clear case of overdevelopment, likely to cause both environmental degradation and reduced quality of life for surrounding residents.

4. Suitability for Elderly Residents and Community Connection

The Indigo by Moran website promotes luxury amenities including a *heated 25-metre pool, resident cinema, temperature-controlled cellar, fitness centre, library, landscaped gardens, and a rooftop pavilion for entertaining and social activities*. While these features may sound attractive, they raise serious concerns when applied to a small, 9,234 m² site (less than one hectare).

Facilities of this scale are suitable for a large, low-density retirement village built on expansive land, not for a compact site in a residential street surrounded by family homes.

Fitting so many features onto a small parcel of land necessitates vertical expansion to six storeys, leading to overcrowding and disconnection from the local community.

It is also important to recognise that this is not an aged-care facility, but an independent retirement living complex. Residents, typically aged 60 and over, are generally healthy and active. They benefit most from regular interaction with the community, visiting local shops, engaging in outdoor recreation, and maintaining social links.

However, a high-rise, enclosed structure with extensive on-site facilities risks isolating them from the wider neighbourhood.

This model creates a “self-contained bubble” rather than encouraging integration with the community, which is essential for older adults’ mental and emotional wellbeing.

Scaling down the facilities to a more community-focused level would remove the need for excessive building height. A three-storey design, in keeping with surrounding buildings, would still deliver comfortable, accessible housing for seniors while promoting connection to nature, sunlight, and local life.

5. Inconsistency with Local Character and Planning Intent

The Narrabeen area is characterised by low-rise residential dwellings with coastal charm and natural light. The scale and intensity of this proposed development are out of harmony with that character.

The proposed six-storey structure will dominate the streetscape, alter the visual aesthetic, and set a concerning precedent for future high-density developments in low-rise areas.

This conflicts with the Environmental Planning and Assessment Act 1979 principles of maintaining local amenity, character, and sustainability.

6. Cumulative Environmental and Social Impacts

The Environmental Impact Statement does not adequately address the cumulative effects of this project. The increase of residents, staff, and visitors will increase strain on:

- Local traffic and parking capacity.
- Waste collection and management services.
- Water and energy infrastructure.
- Noise levels and air quality during and after construction.

Furthermore, the loss of sunlight, increased density, and reduced open space will affect both human health and urban biodiversity, contradicting the NSW Government's environmental sustainability goals.

Conclusion

This project, while described as a premium seniors' living development, raises significant issues relating to:

- Traffic congestion and road safety;
- Noise, dust, and structural risks during construction;
- Overshadowing and environmental degradation;
- **The wellbeing and community connection of elderly residents;** and
- **Destroy the unique low-rise, coastal character of Narrabeen.**

For these reasons, I respectfully request that the Department of Planning, Housing and Infrastructure reject this proposal.