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Department of Planning, Housing and Infrastructure
By submission via the NSW Planning Portal

RE: OBJECTION TO STATE SIGNIFICANT DEVELOPMENT APPLICATION

Application No: SSD-85869467

ANZAC Village Seniors Housing – Concept & Stage 1 Development
90 Veterans Parade, Narrabeen NSW

I write to formally **OBJECT** to the above-referenced State Significant Development application submitted by RSL Lifecare Limited for the redevelopment of ANZAC Village at 90 Veterans Parade, Narrabeen.

While I support the provision of appropriate seniors housing within established communities, I believe the scale, intensity and design of this proposal are excessive for its location and would have serious and lasting impacts on the surrounding residential neighbourhood.

The current proposal represents a dramatic departure from the established character of the Collaroy Plateau and surrounding streets. The introduction of numerous buildings ranging up to eight storeys in height would create a built form that is visually dominant and inconsistent with the existing low-rise suburban environment. The surrounding area is characterised by detached homes and modest residential development, not large-scale urban density.

Of particular concern is the cumulative scale of the development. The proposal includes approximately 399 independent living units, residential aged care accommodation, townhouses, extensive basement parking and associated commercial activity. This intensity of development will place substantial pressure on local infrastructure, traffic movements and on-street parking throughout nearby streets including Veterans Parade, Lantana Avenue, Rose Avenue and surrounding roads.

Residents already experience congestion and parking limitations in the area. The proposed development would significantly worsen these issues, particularly during peak traffic periods, visitor hours, service deliveries and construction phases. I do not believe the existing road network was designed to accommodate development of this magnitude, and I am concerned that the broader traffic consequences across all future stages of the project have not been adequately assessed.

I am also deeply concerned about the visual and environmental impacts associated with the proposal. The removal of a substantial number of mature trees will permanently alter the landscape character of the site and surrounding area. Mature canopy trees provide important environmental benefits including shade, biodiversity habitat, stormwater absorption and cooling effects. Replacement plantings cannot replicate the contribution of established vegetation for many decades.

The proposal will also impact residential amenity for neighbouring properties through increased bulk, overshadowing and loss of outlook. Buildings of this scale will inevitably alter views currently enjoyed by surrounding residents and introduce an urban form that is out of character with the existing neighbourhood setting.

Another significant concern is the apparent lack of genuine consultation with local residents prior to lodgement of the application. For a project of this size and significance, there should have been meaningful engagement with the surrounding community before finalising the proposal. Many residents only became aware of the extent of the development once the formal exhibition process commenced.

In addition, I believe greater consideration must be given to emergency access and evacuation planning given the scale of the proposal and the bushfire affected nature of the locality. Increased density within a constrained suburban road network raises legitimate safety concerns that should be carefully assessed before any approval is considered.

Accordingly, I respectfully request that the Department:

- Refuse the application in its current form due to its excessive scale and incompatibility with the surrounding residential neighbourhood;
- Require substantial reductions in building height, density and visual bulk, particularly along interfaces adjoining low-density residential streets;
- Require a more appropriate transition in built form between the development and surrounding homes;

- Undertake a comprehensive and independent review of the traffic, parking and cumulative infrastructure impacts associated with all proposed stages of the redevelopment;
- Require a detailed assessment of view impacts, streetscape character and residential amenity impacts on surrounding properties;
- Require independent arboricultural review and stronger retention of mature trees and established canopy vegetation across the site;
- Require meaningful consultation with surrounding residents prior to any future redesign or amended proposal being considered;
- Require further assessment of bushfire evacuation procedures and emergency access arrangements associated with the proposed density of development.

I respectfully ask that the Department carefully consider the concerns raised by residents who will be directly impacted by this proposal and ensure that any future development on this site remains compatible with the existing character, environmental qualities and infrastructure capacity of the surrounding area.

Yours sincerely,

Stephen Murace and Melanie Murace