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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**

Dear Planning Assessment Officer,

We write to formally object to the proposed redevelopment of ANZAC Village at 90 Veterans Parade, Narrabeen.

We live on Veterans Parade and our property overlooks the development site to the north-west. As a nearby resident, we will be heavily and directly impacted by both the long construction period and the permanent increase in density, traffic and built form resulting from this proposal.

We understand the need for seniors housing and support appropriate development in principle. However, the scale and intensity of this proposal are completely out of keeping with the surrounding residential area and would have unacceptable long-term impacts on local residents, the environment, traffic conditions and the character of the neighbourhood.

Our greatest concerns relate to the excessive scale of the development, the loss of trees and green space, and the major traffic and parking impacts that will affect residents during both construction and ongoing operation of the site.

Grounds for Objection

Traffic, Parking and Construction Impacts

As residents of Veterans Parade, we are extremely concerned about the traffic and parking impacts this proposal will create. Veterans Parade already experiences congestion and parking pressure, and the scale of this development will significantly worsen these issues.

The proposal includes hundreds of independent living units, residential care facilities, townhouses and extensive parking provision, all of which will generate substantial additional vehicle movements through local suburban streets that were never designed for development of this intensity.

The impact during the construction period will be particularly severe. Construction traffic, contractors, heavy vehicles and machinery will create years of disruption for surrounding residents. Parking on Veterans Parade and nearby streets is already limited, and residents will inevitably be competing with construction workers and service vehicles for parking access on a daily basis.

Heavy vehicle movements will also create ongoing noise, dust, vibration, pollution and mess along Veterans Parade and surrounding streets. Given our proximity to the site, these impacts will directly affect the amenity and enjoyment of our home for an extended period of time.

We are also deeply concerned about safety impacts for children, pedestrians and local residents during the lengthy construction process. Veterans Parade and surrounding streets are used daily by families, walkers, cyclists and school children. A significant increase in truck movements, construction vehicles and traffic congestion over a multi-year construction period will create unacceptable safety risks within what is currently a residential suburban environment.

Once completed, the development will permanently increase traffic volumes and activity levels in what is currently a relatively quiet residential area. The cumulative impact of all proposed stages has not been adequately addressed.

Excessive Scale and Density

The proposed buildings, ranging up to eight storeys, are entirely inconsistent with the established low-density residential character of the area. Veterans Parade and the surrounding neighbourhood are characterised by one and two-storey homes within landscaped suburban streets.

From our property on Veterans Parade, the visual impact of the proposed buildings will be substantial. Instead of overlooking a lower-scale, landscaped site, residents will face large multi-storey buildings and a much more urbanised environment.

The scale, bulk and density of the proposal are excessive and would permanently alter the character of the area. The development is more comparable to a major urban precinct than a suburban residential neighbourhood.

Loss of Trees, Vegetation and Environmental Character

One of the defining qualities of this area is its established trees, vegetation and green open character. The vegetation across the ANZAC Village site forms an important visual and environmental buffer when viewed from surrounding homes, including properties on Veterans Parade.

The proposed removal of large numbers of mature trees and green space is deeply concerning and will dramatically change the character of the area. Mature trees provide environmental, visual and ecological value that cannot simply be replaced with small new plantings.

The extent of vegetation removal proposed to facilitate increased development and fire compliance appears excessive and environmentally damaging. The loss of

canopy will reduce privacy, increase visual bulk, worsen urban heat impacts and significantly diminish the natural landscape character that makes this area special.

Any future development should remain well below the existing tree canopy and work with the landscape, rather than dominate and clear it.

Loss of Residential Amenity and Views

As our property overlooks the site, the proposal will have a direct impact on our outlook, amenity and overall enjoyment of our home.

The proposed building heights and density will introduce substantial visual intrusion and reduce the open, landscaped outlook that currently exists. Increased activity, lighting, traffic and urban density associated with the development will fundamentally change the residential character and amenity of the area.

Bushfire and Evacuation Concerns

Given the density proposed and the bushfire-affected nature of the site, we also have serious concerns regarding emergency access and evacuation arrangements.

The surrounding road network already experiences congestion and is limited in capacity. We do not believe sufficient consideration has been given to how residents, staff and emergency services would safely evacuate the site and surrounding neighbourhood during a major emergency event.

Lack of Genuine Community Consultation

We are also concerned by the lack of meaningful engagement with surrounding residents prior to the lodgement of this application. Residents who will be directly impacted, including those on Veterans Parade, were not properly consulted before a proposal of this scale was developed and submitted.

What We Are Requesting:

I respectfully request that the Department:

- Refuse the application in its current form;
- Require substantial reductions in the overall scale, height and density of the proposal;
- Ensure development remains compatible with the low-density residential character of Veterans Parade and surrounding streets;
- Require a comprehensive independent traffic and parking assessment, including cumulative construction impacts;
- Require detailed construction traffic, parking and heavy vehicle management plans;
- Require specific pedestrian and child safety measures during all construction stages;
- Require a full independent arborist and environmental assessment and significantly reduce tree removal;
- Require detailed view impact and streetscape character assessments from affected surrounding properties;
- Require clearer information regarding bushfire evacuation and emergency access arrangements;
- Require genuine community consultation before any revised proposal is considered.

We ask the Department to give serious consideration to the concerns of residents who will be directly and permanently impacted by this proposal.

Yours sincerely,

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