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OBJECTION TO STATE SIGNIFICANT DEVELOPMENT APPLICATION

Application No: SSD-85869467

ANZAC Village Seniors Housing – Concept & Stage 1

90 Veterans Parade, Narrabeen NSW

Dear Planning Assessment Officer,

I am a local resident writing to formally object to the proposed redevelopment of ANZAC Village at 90 Veterans Parade, Narrabeen.

While I understand the need for appropriate seniors housing, the scale, height and density of what is being proposed is completely out of step with this area and will have lasting impacts on traffic, views, and the character of the neighbourhood. As a resident who lives with the day-to-day realities of these streets, I am very concerned about the consequences of this development if it proceeds in its current form.

Grounds for Objection

Traffic Congestion and Local Street Impacts

Traffic congestion is already a daily issue in and around Veterans Parade, Lantana Avenue and surrounding streets. These roads were never designed to support development of this scale.

The proposal introduces hundreds of new dwellings, a residential care facility, visitor traffic and a café, supported by extensive on-site parking. This will inevitably lead to a significant increase in vehicle movement throughout the day, spilling into local streets and worsening congestion during peak periods and weekends.

Lantana Avenue already has limited on-street parking, with restrictions on one side of the road. Increased density will only push parking and traffic pressure further into surrounding streets, making access more difficult for residents, visitors and emergency vehicles.

What concerns me most is that there has been no clear, holistic assessment of the full traffic impact once all stages are completed. Treating this as a staged development does not reduce the final burden on the road network — it merely delays it.

Building Height and Scale Are Completely Out of Character

The proposed buildings of up to eight storeys are entirely inappropriate for this location.

This area is defined by low-density housing — predominantly one and two storey homes — and has remained that way for decades. Introducing buildings of this height will dramatically change the visual character of the neighbourhood and create a bulky, dominant presence that feels more like a town centre than a suburban residential area.

There is little to no effective transition between the new development and adjacent homes. From surrounding streets, the scale of these buildings will feel abrupt and overwhelming, permanently altering the look and feel of the area.

Loss of Views and Residential Amenity

Many residents currently enjoy open views across the existing ANZAC Village site. These views will be significantly and permanently obstructed by multi-storey buildings.

The impact is not just visual — it affects natural light, outlook, and overall enjoyment of homes that people have invested in and lived in for many years. The application does not adequately address the seriousness of this view loss from the perspective of affected residents.

Once these buildings are constructed, the loss is irreversible.

Incompatibility with the Existing Streetscape

The character of Lantana Avenue and surrounding streets is defined by detached homes, trees, open space and a consistent low-rise form. This proposal introduces an urban-scale development that feels completely disconnected from its surroundings.

When viewed from nearby streets and across Narrabeen Lake, the development will appear dominant and visually intrusive, rather than integrated or respectful of the existing environment.

Tree Loss and Environmental Impact

The removal of a large number of mature trees — even at Stage 1 — will significantly reduce tree canopy and greenery in the area. Mature trees play an important role in shade, cooling, habitat and the overall character of the neighbourhood.

While replacement planting is proposed, young trees cannot compensate for the immediate and long-term loss of established canopy.

Lack of Genuine Community Engagement

Residents most affected by this development were not meaningfully consulted before the application was lodged. Information was only provided once the proposal had been finalised and placed on exhibition.

For a project of this size and impact, early and genuine engagement should have occurred to ensure the outcome respected the surrounding community.

What I Am Asking the Department to Do

I respectfully ask the Department to:

- Refuse the application in its current form
- Require genuine community consultation before any revised proposal is considered
- Limit building heights along Lantana Avenue and visible interfaces to a maximum of two storeys
- Require a comprehensive traffic and parking assessment covering all stages of development
- Significantly reduce the overall scale and density of the proposal
- Require independent review of tree removal and canopy impacts
- Require a proper assessment of view loss and streetscape impacts
- Carefully consider emergency access and evacuation planning, especially given bushfire risk

This proposal would permanently alter the character of the neighbourhood and place unacceptable pressure on local streets, views and amenity. I urge the Department to give serious weight to the concerns of residents who will live with the consequences long after a decision is made.

Yours sincerely,

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