
Sent: 5/02/2021 5:00:38 PM
Subject: Online Submission

05/02/2021

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RE: DA2020/1743 - 45 Lantana Avenue WHEELER HEIGHTS NSW 2097

Cumulative impact experiences and concerns over so many Over 55 developments in the small, family oriented, residential area of Wheeler Heights.

Rose Ave and Lantana St, Wheeler Heights, residents are an equal mix of original residents in their 80 - 90s and still very active, retirees like my husband and myself (70s), and young families who have purchased properties in this area because they are large residential blocks with a lot of room, within walking distance to their primary schools and kindergartens.

1. Not a logical fit for the location

St Rose Catholic Primary School is at 8 Rose Ave and opposite is Wheeler Heights Public School.

There are currently 85 recently built and occupied over 55s within less than 400m of each other in Rose and Lantana. There are a further 7 being built and already for sale, and another 6 approved.

This equals 98 over 55s accommodation within a block of 2 primary schools! What is needed is not more over 55s in this location, but affordable family homes with gardens.

2. Assumption that Over 55s will walk or catch public transport so less cars on the road - not the case.

The clue is in the name - we are a Height/Plateau.

It is very steep and hilly, and the majority of existing over 55s, and other residents, including around 95% of the 70 - 90 year old residents of Rose, Lantana and nearby, all drive everywhere, including the local shops. And especially the Wheeler Heights PO as it is off the plateau on the flats.

If we want to go off the heights to our own beach - Collaroy, or golf club - Longreef, or Jamieson Park at the bottom of the hill, we have to drive. Buses to anywhere from these streets in Wheeler Heights now involve a walk that is too long for older people and impossible to carry shopping.

Over 55s = Less cars? No the opposite

Most of the pre over 55 development, residents of this small area have several cars. The young families are mostly in the trade professions and have a family car and a business truck/van, and all are used daily. The many older residents (70 - 90) drive daily. Many of the new, over 55 residents, in Lantana not only have cars, but they also have caravans and motorhomes that are parked on the narrow street that also has a bus route. Many of the over 55s in Rose Ave also have a couple of cars and frequent visitors, resulting in many more cars parking in the streets around the two primary schools than before these over 55 developments. Rose Ave has a busy bus route and is now a rat run for people avoiding Pittwater Rd.

Increased parking and traffic problems since the over 55s developments here.

Because of reduced street parking around the over 55s developments residents often can't park in the now very busy car park of our nearest shops (Collaroy Plateau) even on a Sunday. Many of the new over 55s drive to the local shops and park there to shop rather than walk up the steep hills.

At school pick up and drop off it is impossible to get a park, and it is dangerous as the parents have to park in the shops' carpark and children are dashing between cars all over the place.

Because of the parked out Rose and Lantana streets near the over 55s developments drivers have to pull into driveways to let buses pass most of the day.

Owners coming out of driveways can't see past the parked cars.

Over 55s have extended families who are visiting in numbers, and drive and park in our streets in greater density than the single family dwellings. the garbage trucks spend longer blocking our quite narrow and busy streets as there are multiple bins to empty.

Old neighbours recently visiting their friends in these streets have commented on the problems parking at the shops and in the shops car park.

An elderly friend in Berith St who has been driving her 85 yr old neighbour shopping every Friday at the local shops is now often unable to park at the shops for what had been a lovely outing for her isolated home bound friend.

Who are Over 55s? old, stay at home? don't drive? No to all of these.

A family with a mother or father who is over 55 years old can buy and live in an over 55s apartment. This is happening here, with the subsequent extra cars for older children, loud music, and loud crowded parties late into the night. I personally have met adult children living with their parent in over 55s as an investment strategy. They have now sold and split the money to finance their next home. They were laughing at the 'oldie' neighbours not happy with their loud music etc. Other local 'over 55s' aren't even 50! They weren't told when they bought that they had to be over 55!

So in essence, council is approving unplanned high density residential in an area not zoned for it.

We have suffered continual Loss of our comfort and amenity for years as these unplanned apartment blocks are built as the building process results in constant noise pollution, chocking dust across the whole of the Heights, and multiple huge trucks, excavators and tradies' vans in very close proximity to our 2 primary schools for at least 12 months each time a new development is undertaken.

The Cumulative impact has been dreadful for our health while building, ongoing enormous parking problems and a reduction in what is really needed near our 2 primary schools - affordable family housing with a back yard.