
Sent: 3/02/2021 1:05:48 PM
Subject: Submission
Attachments: Submission.docx;

Dear Ms Anne-Marie Young, 'Planner'

Please find attached my Submission regarding DA 2020/1743 - 45 Lantana Avenue, Wheeler Heights 2097.

Kind regards,

Heinz Pflieger

Heinz Pflieger
32 Rose Avenue
Wheeler Heights 2097
Pflieger.h@gmail.com

3rd February, 2021

Northern Beaches Council
725 Pittwater Road
Dee Why 2099

Email: council@northernbeaches.nsw.gov.au

Dear Ms Anne-Marie Young, 'Planner',

RE: DA 2020/1743 – 45 Lantana Avenue, Wheeler Heights NSW 2097

LETTER OF OBJECTION

I object to the above development proposal for reasons which all come under the Umbrella Term of OVERDEVELOPMENT, already apparent due to recent developments:

1. My wife and I still experience a 'Loss of Privacy' due to the development next door at # 34, some years ago.
2. Since the development at # 34 and # 46A; the number of cars parked on Rose Avenue are such that now we have to pull over hard to the left and stop to let buses pass when they are coming the other way.
Some of these cars belong to # 34 residents, who, even though they may have one or 2 garages each, seem to require more parking space.
3. On street parking now comes at a premium.
4. Due to at times densely packed cars parked on the street, as well as increased traffic flow:

- (a) It can be very hazardous trying to turn from Berith Street into Rose Ave, particularly for a right turn, as it is often impossible to see past the parked cars on the right; a mirror across the road may be of assistance and



- (b) Equally, it is now very difficult to come out of our driveway, also due to parked cars, often parked for a long way down Rose Avenue.
- (c) Bicycles have become an even bigger problem when they come up the hill as they are even harder to see than a car.
5. We often see our new neighbours parked at our shopping centre; this explains our difficulties trying to find a parking spot these days.
6. Mums and dads trying to drop off their kids at school and later pick them up again, find it ever so harder to do so. Trying to police their attempt does not seem to be the way to go in our opinion; we have witnessed

this approach many times. Provision of dedicated 'drop off areas' may have been a better solution.

We are also saying that there is more to planning for an increase in housing density than just dishing out a permit in response to a DA. The quality of life of our communities will suffer.

Lastly, we wish to address the subject of communicating with the Northern Beaches Council effectively, when we at 32 Rose Avenue or our neighbours within the Wheeler Heights Community have urgent concerns with regard to approved developments in our area.

Due to our past experiences here at 32 Rose Avenue, to do with DA2016/0621 at # 34 Rose Avenue, on which occasion Council did not adhere to nor enforce their own policies; we found that the delays created by correspondence, served the Developer and the Warringah Council to avoid accountability. The result was that we the neighbours of this development, had to wear the consequences. We need to be able to speak to a 'Contact Person' nominated by Council for each and every development, to facilitate time effective discussions to confirm, that not only the conditions of approval, but also Council Policies are being adhered to. This is important to all of us at Wheeler Heights; because it is us who have to live with the consequences of non-compliance.

Yours sincerely,

Heinz Pflieger