
Sent: 4/02/2021 12:56:19 PM
Subject: Online Submission

04/02/2021

MR Gary Adams
41 Lantana Avenue AVE
Wheeler Heights NSW 2097
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RE: DA2020/1743 - 45 Lantana Avenue WHEELER HEIGHTS NSW 2097

Gary Adams
41 Lantana Avenue
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E: garryadams4@bigpond.com

3 February 2021

Chief Executive Officer
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

Email: council@northernbeaches.nsw.gov.au

Dear Chief Executive Officer,

RE: DA 2020/1743 - 45 Lantana Avenue, Wheeler Heights NSW 2097
LETTER OF OBJECTION

I vehemently oppose this development. The proposal represent a considerable overdevelopment on this site. The non-compliance to standards leads directly to our amenity loss. Our main concerns are:

- Height of Building non-compliance
- Floor Space Ratio 'FSR' non-compliance
- Setbacks non-compliance
- Landscaping non-compliance
- On-Street Visitors Carparking
- Poor Townscape Outcomes
- Unreasonable Height, Bulk & Scale
- General Impact
- Overdevelopment
- Non-compliant Wall Height
- Unreasonable Building Bulk
- Unreasonable Bulk & Scale
- Poor General Impact
- Excessive Excavation

- Poor amenity outcomes to Neighbours: Privacy Loss & Solar loss
- Poor Precedent for the neighbourhood
- Visual & Acoustic Privacy
- Visual Bulk
- Garbage location

If a precedent is set of significant non-compliance of overdevelopment being approved, and these schemes are allowed to flourish, our amenity will progressively deteriorate in our beautiful neighbourhood. This sets a very poor precedent for the area, where residents residential amenity, can be taken away by non-compliant development to Council controls.

A major concern is the future compliance of the Over 55's properties. It has been brought to my attention that at least two (2) of the SEPP55 properties purchased at 36 Rose Avenue, Wheeler Heights and 44 Rose Avenue, Wheeler Heights are clearly not owned by persons over the age of 55 years. One has a person of the age of 48 years owning and residing in this property. When questioned we were advised that no-one had asked their age. Therefore, this means Council's Planning regulations are being overridden by SEPP rules that are not being enforced, thus we are building unit blocks for anyone to purchase. This MUST be stopped now. If these rules are already being ignored, who will be responsible for this being complied with for the next 20 to 30 years? This surely gives Council reason for denying this and future development applications of this kind.

Another issue is the traffic increase along a single driveway that runs between mine and my neighbour's home at number 47 Lantana Avenue. As per the SEPP (HSPD) 2004, Chapter 3, Part 3, Division 2, point 34 (b) states: 'ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths'. Whilst I am fully aware this is the planning guidelines for the Seniors Living and not the neighbouring properties, I find the fact that it is planned that this driveway is to accommodate up to 32 cars given access by council to drive past the bedrooms of number 47 Lantana Avenue as outrageous and unjust.

The garbage station location on this DA is unacceptable as is the location you have already passed on DA2017/0662, 43 Lantana Avenue. Other such buildings in various other Councils have garbage located in basement of the development. I request this garbage station be removed from the driveway as planned and placed into the basement of the new development. I would also request that this be enforced onto DA2017/0662 as an amendment before construction begins. There is no room for these bins on the footpath on bin collection day and to be collected from within the driveway would be a massive disruption to the amenity of mine and my neighbour at 47 Lantana Avenue.

Lastly, we implore you, please let the family amenity of Wheeler Heights be just that, FAMILY, and not be influenced by developers who are using the relaxed rules of the SEPP over 55's rules, to line their pockets at the expense of the local residents.

Please defend our amenity.

Yours sincerely,
Gary Adams