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From: **JUSTINE COOK (via Google Drive)** <juzzy1167@gmail.com>
Date: Wed, Feb 3, 2021 at 7:42 AM
Subject: 45 LANTANA AVE.docx
To: <juzzy1167@gmail.com>
Cc: <council@northernbeaches.nsw.gov.au>

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Justine Cook
54 Penrith Avenue
Wheeler Heights NSW 2097

29 January 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

We object to the above development proposal. Our reasons for objection are set out below:

- Overdevelopment
- On Street Parking
- Poor Streetscape Outcomes
- Unacceptable Setbacks
- Non-Compliant Floor to Space ratio
- Non-compliant Building Height
- 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

We are most concerned of the precedent this development would set for the whole of the suburb which is a low density residential area. Our residential amenity should not be taken away by the Council passing non-compliant developments.

Sincerely,
Justine Cook

