
Sent: 5/02/2021 2:13:21 PM
Subject: Submission of Concerns re DA2020-1743
Attachments: Submission of Concerns re DA2020-1743.docx;

To whom it may concern,

Please find **attached** my submission of concerns regarding application: DA2020-1743, made as the owner and occupier of the adjoining property, [53 Lantana Avenue, Wheeler Heights, NSW 2097](#).

Kind regards,

Benjamin Peter O'Toole

(0419902340)

5 February 2021

Anne-Marie Young
Planner
Northern Beaches Council

Sent by email: council@northernbeaches.nsw.gov.au

Dear Annie-Marie

Application no: DA2020/1743

Address: Lot 3 DP 26532

45 Lantana Avenue, Wheeler Heights, NSW 2097

Description: Demolition works and construction of a seniors housing development with basement parking and associated landscaping.

We are the owners and occupiers of 53 Lantana Avenue, Wheeler Heights, NSW 2097, the adjoining property to 45 Lantana Avenue, Wheeler Heights, NSW 2097. We refer to the Notice of Proposed Development for the above application and identify the following issues of concern:

1. Vibration

We are concerned that the construction works involve extensive excavation works that have the potential to cause damage to our property. As a result, we request it be a condition that the owner/developer:

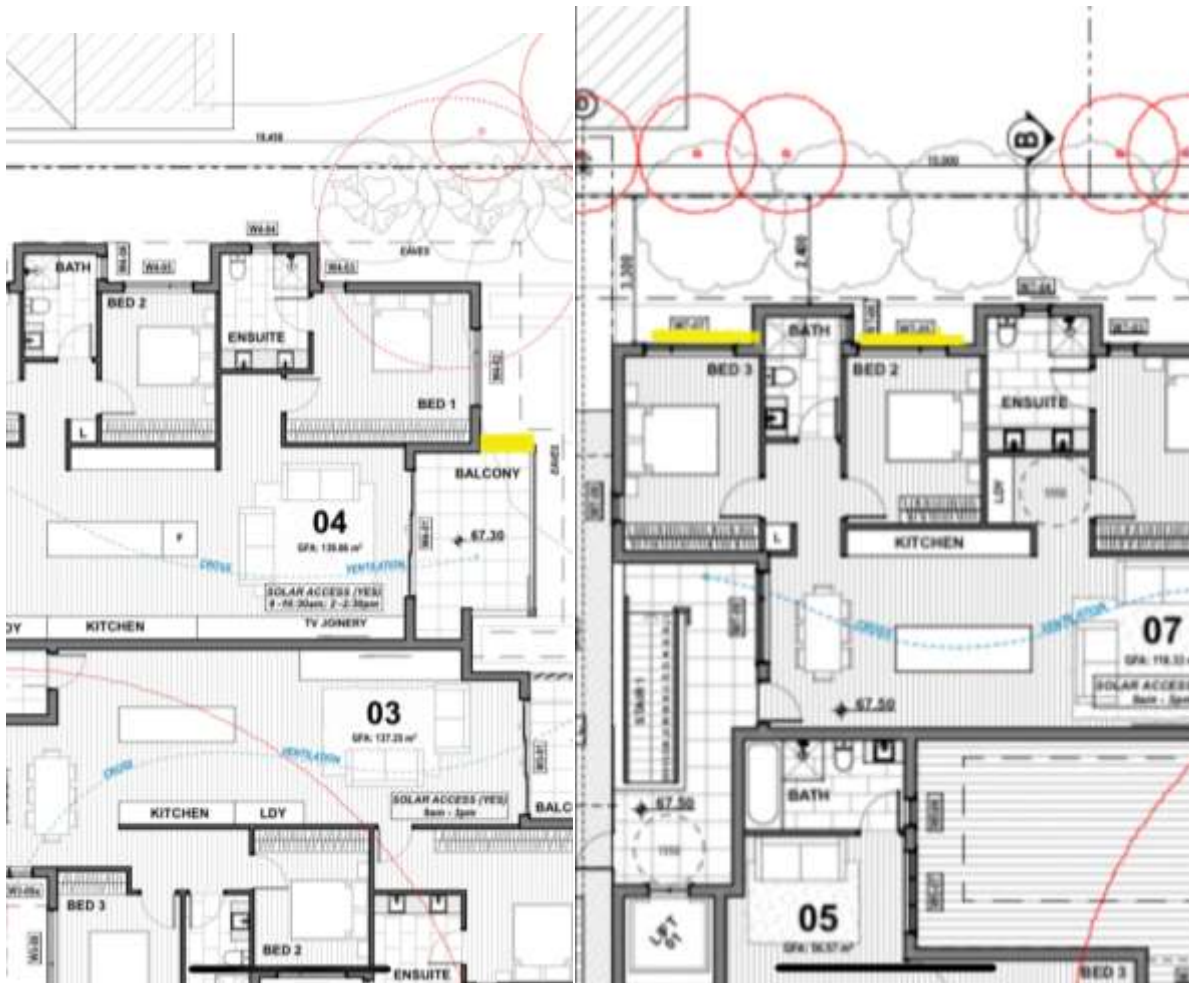
- a. obtain a dilapidation report of our property prior to issuance of construction certificate;
- b. install vibration monitors and report on results throughout the works; and
- c. ensure the perimeters of the basement adjacent to our property be saw cut not hammered out

Compliance with these conditions must be at the expense of the owner/developer.

We consider these conditions to be crucial given the short distance between our property and the development.

2. Privacy

We are concerned that the development proposed impedes on our privacy. As a result, we request it be a condition that fixed privacy screens be installed at the locations highlighted yellow on the below plans.



3. Water

All water during and after construction is maintained and diverted away from our property at the owner/developer's expense.

4. Fence

The owner/developer install a new 1.8 metre lap and cap fence between own properties at their own expense.

We note the application is made under .5521FSR which is outside the SEPP guidelines of .5-1. This should be reduced to under .5 in line with other applications in the area.

This letter should not be read as providing our consent to the development application but rather requesting that the above listed conditions be included should the application be approved.

Regards,

Benjamin Peter O'Toole and Ashleigh Paige Joyce