
Sent: 4/02/2021 9:58:24 AM
Subject: Joan Croydon's Submission against DA 2020/1743
Attachments: JoanCroydonSubDA2021743.PDF;

Attention Anne-Marie Young

**Attached Joan Croydon's Submission against DA 2020/1743 45 Lantana Avenue
Wheeler Heights 2097**

At Joan's request I have attached Joan's submission on her behalf and cc'd her.
If you need to confirm this please contact her on M: 0421402105
E: joan.croydon@optusnet.com.au

Regards
Dot Waterhouse
56 Rose Ave Wheeler Heights 2097
M: 0418640086

Mrs. Joan Croydon
5 Berith Street
Wheeler Heights 2097

4th February 2021
Chief Executive Officer
Northern Beaches Council
725 Pittwater Road
Dee Why 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 object to the above development proposal. My reasons for objection are set out below.

Non- compliant Building Height

Unreasonable Bulk and Scale

Poor amenity outcomes to Neighbours-Privacy Loss and Solar Loss

Overdevelopment

Excessive Excavation

Given that Wheeler Heights is a low density housing area I feel that another DA application of development for over 55 Living in the Wheeler Heights area should not be approved. This DA2020/1743 leaves a lot to be desired if you are a resident as we have already been saturated by this type of development being used to fill the pockets of greedy developers.

I am sure if the DA currently being submitted for consideration was situated adjacent to any of the councilors homes their objections would be treated favourably and would not go ahead as has happened in the past to all the residents who have objected to the loss of daylight, sunlight, privacy and overshadowing as we tried to preserve the character of our homes and suburb and protect the wellbeing of our lives. The stress we had to endure because of a lack of support from our council absolutely disappoints and disgusts me.

As previously noted Wheeler Heights is on a downhill steep slope on a Rockshelf which will require a deep excavation for the proposed underground carpark to a depth of **over** 4.0 metres through bedrock. Don't be fooled, for a 4.0 metre deep carpark plus lifts the excavation will be far in excess of 4.0 metres, far more likely 7 to 8 metres. Given that Wheeler Heights is also in a recognised landslip area this could prove very damaging to the adjoining properties.

Are the adjacent and nearby properties going to be affected as in the recent cases at Bondi and Crows Nest where deep excavations caused the cracking and collapsing of the adjacent properties. Nice to find out that part of your home is now lying in an excavation site next door. The precedent has been set at Bondi and Crows Nest.

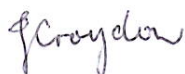
The roads around Wheeler Heights cannot cope with the increased volume of traffic generated by overdevelopment of our area. Our local shopping centre in Veterans Parade is becoming increasingly difficult to find a parking spot. This has become quite an issue since the War Veterans opened its doors with no veteran requirements AND I QUOTE "we welcome all members of the public-whether veteran or non-veteran" and the issue of overdevelopment for Seniors Living. These type of buildings do NOT comply with the requirements of Senior Living Policy, namely to be compatible with surrounding properties and blend with the streetscape. Recent visitors who lived in Fuller Street for approximately 40 years commented that they couldn't believe the volume of cars parked at the shops in Veterans Parade. They could not park their car. All spots taken. This happens on a regular basis.

Our Public Transport is now in a mess with recently made changes to Route 146 which used to travel from Lantana Avenue to Manly Wharf. The number has now changed to 179 commences in Lantana Avenue but now terminates at Green Street Warringah Mall. Late at night this bus would be one to avoid as it is nowhere near the main road. Likewise the bus route 180 commences in Hall Avenue Collaroy Plateau but only travels to Green Street Warringah Mall where it terminates, once again of course nowhere near the main road. Bus route 180X has been introduced to run only in peak hours Monday to Friday to Wynyard.

Why are so many "Over 55" Developments being approved in our area? Surely with 2 Primary Schools in close proximity in Wheeler Heights families should be encouraged to purchase their homes here, not looking around and seeing all the sites where one family used to reside and in some cases there are now 12 families on the same block. e.g. 34 Rose Avenue. Ask the residents of Rose Avenue and Berith Street what they think after being adversely affected, very difficult turning on to Rose Avenue from Berith Street due to cars being parked too close to the corner, an accident waiting to happen.

Yours Faithfully

Mrs. Joan Croydon



5 Berith Street

Wheeler Heights. 2097 Mob: 0421 402 105