

4th July 2021

Chief Executive Officer

725 Pittwater Road

Dee Why NSW 2099

Attention: Anne-Marie Young

Re: Objection to DA2020/1743 45 Lantana Avenue Wheeler Heights NSW 2097

I am writing to you in addition to my earlier submission dated 4th February 2021 that still remains an objection to DA2020/1743.

The amended plans still do not address the non-compliant issues of:

Excessive scale, height, built form and bulk
privacy impacts to neighbours
neighbourhood amenity
local character

The Senior Living Guidelines issued by the State Government in regard to the impact on neighbours is addressed on Page 10 of the Report.

The Objectives The design objectives in relation to minimizing impacts on neighbours are:

to minimize impacts on the privacy and amenity of existing neighbouring dwellings
to minimize overshadowing of existing dwellings and private open space by new dwellings
to retain neighbours views and outlook to existing mature planting and tree canopy
to reduce the apparent bulk of development and its impact on neighbouring properties
to provide adequate building separation

Rules of Thumb Page 11: Living Rooms of neighbouring dwellings should receive a minimum 3 hours direct sunlight between 9.00-3.00 in midwinter neighbouring dwellings.

Solar access to the private open space of neighbouring dwellings should not be unreasonably reduced.

The increase in traffic due to the overdevelopment in our area has led to many issues as previously stated in my Submission of the 4th February 2021. Rose Avenue is so heavily congested with parked cars it is very difficult to maintain the flow of traffic heading in both directions. The parked cars make it nearly impossible to get a safe view turning out of Berith Street and Rose Avenue residents wanting to enter or exit their own properties. A recent occurrence on the 31st May 2021 of a driver using this stretch of road hitting a parked car and rolling over onto its roof. The driver was not speeding thank goodness, the consequences could have been quite different. I might add this accident occurred at approximately 8.45am just outside the School Zone which is there for the safety of Primary aged schoolchildren from St Rose Catholic School and Wheeler Heights Primary School.

This proposed Development should not be happening in our area. We are low density housing not a Unit Area. We are not living in Dee Why

Yours Sincerely

Mrs. Joan Croydon

5 Berith Street

Wheeler Heights 2097

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