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**Sent:** 30/01/2021 5:50:48 PM  
**Subject:** DA2020/1743 Lot 3 DP 26532, 45 Lantana Ave Wheeler Heights  
**Attachments:** SubmissionDwaterhouse.pdf;

Attention Anne-Marie Young

**RE: DA2020/1743, 45 Lantana Ave Wheeler Heights**

I have attached my submission against this DA.

I thought you were able to upload your submissions at:

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/Submission.aspx?id=1909818&fbclid=IwAR34Heg6WQOwuACFyuA1AjarmCZclwKZEgmY8-nLjxnHd83Y7dNQ4a0KzY>

However I was only able to fill in a form, not able to attach/upload, so I am emailing my submission to you Anne-Marie.



*regards*

**Dot Waterhouse**

56 Rose Ave Wheeler Heights

M: 0418640086

30/01/2021  
Mrs Dorothy Waterhouse  
56 Rose AVE Wheeler Heights NSW 2097  
wheres.dot@gmail.com  
RE: DA2020/1743  
Lot 3 DP 26532 45 Lantana Ave Wheeler Heights

Attention Anne-Marie Young , RE: DA2020/1743, 45 Lantana Ave Wheeler Heights

### DA description

( GEOTECHNICAL Report and Plans\_Master\_Set):

The construction of two separate residential blocks with a shared basement under, requiring excavation to approximately 4.0m depth, housing eight (8) three (3) bedroom apartments and 17 parking spaces.

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**I am against this development** for many reasons. The main one that I will address here is overdevelopment. It should not be approved. Plans of this sort should be put on hold until the '**Northern Beaches Local Housing Strategy**' has been endorsed.

### Overdevelopment

This equals 106 Over 55s apartments within approx. a 400m radius. 806 Over 55s apartments in a 1Km radius if the additional 700 advertised Over 55s apartments, at the War Vets are included. See image page 2.

- **43 Lantana**, a recently approved over 55s has **7** apartments and underground parking hole over 4m deep in bedrock. (Adjoins 45 Lantana Ave)
- War Vets new **Lantana Ave** Over 55s has **67** apartments. They also advertise another 700 Over 55s apartments
- **44 Rose** Ave has **6** Over 55s and adjoins 43 with 8 proposed Over 55s apartments,
- And adjoins **45 Lantana** with **7** Over 55s apartments
- **34 Rose** Ave has **12** Over 55s apartments
- **3 Berith** Ave has **6** Over 55s apartments

Approval of this DA would be a direct contradiction to the proposed **Northern Beaches Local Housing Strategy**,

<https://yoursay.northernbeaches.nsw.gov.au/local-housing-strategy?fbclid=IwAR3DvgJDAOoZ3qv1DhdUEaB6Wy8UvrpFyWRj2kgghnZ76Gf08h3kggA-R7Ls>

Councils strategy is to have medium to higher density development 'planned', and not an ad hoc approval of developer's plans.

Council's strategy claims that 'Most streets and suburbs in the LGA will remain very much the same as today.' However, Lantana and Rose have become a defacto hub for Over 55s housing.

"Housing in local centres" p69 of Section 4 'The right location for new housing', does not list Wheeler Heights, yet we are at saturation point with 98 Over 55 places approved, and now this DA of 8, equalling 106 Over 55s within approx. a 400 m radius.

"Development in the centres identified for medium to high density housing should aim for:....low-scale infill for more diverse housing in existing areas which is compatible with existing housing character' Yet here is a DA with 3 storeys and a raised plinth, surrounded by 2 storey private residents, and one much smaller Over 55s development, in a residential zone (R2)

Ref [https://yoursay.northernbeaches.nsw.gov.au/download\\_file/view/4068/2061#page=63](https://yoursay.northernbeaches.nsw.gov.au/download_file/view/4068/2061#page=63)

