

Northern Beaches Council

18 January 2019

725 Pittwater Road

Dee Why NSW 2099

Attention Development Assessment – Mr Alex Keller

Further Submission re: Development Application - DA 2018/1828 at 3 Berith Street Wheeler Heights:

Dear Alex,

Please note that is a further submission regarding the proposed development at 3 Berith Street Wheeler Heights. As you are well aware there are a significant number of concerns regarding this proposed development. It would appear clear that the developer has not adequately addressed a number of these concerns;

In a number of submissions regarding the proposed development application at 3 Berith Street, objections are raised regarding a similar development at 34 Rose Avenue Wheeler Heights. Although 34 Rose Avenue is supposed to be SEPP 55, there is no doubt that residents residing at this location are not over 55 years of age. There are twelve dwellings on that site and the lack of adequate parking means that excess vehicles are now forced to park on Berith Street and Rose Avenue.

In the Council Traffic Engineer Referral Response that was submitted on 21 December 2018 it states, "Traffic - Negligible". There is no mention of the fact that Berith Street is a school zone. It would appear convenient that the development application was received by residents on the 7 December 2018, just prior to the commencement of the school holidays. I raise the concern regarding whether Wheeler Heights Public School has been advised of this development application, or has the school been given adequate time to address any potential traffic and safety concerns? Given the school entry / exit gate is only four houses from where the proposed development would take place, I believe that the school would have significant concerns.

In addition, 44 Rose Avenue Wheeler Heights has been given approval for thirteen dwellings, which is located three houses from number 34 Rose Avenue. There can be no doubt that any additional vehicles will also be forced to park on Berith Street and Rose Avenue. The entry / exit point for number 44 Rose Avenue is almost directly opposite the junction of Berith Street. I fail to see how the Council Traffic Engineer Referral Response can indicate, "Traffic – Negligible".

How can such a proposed high density over development be considered to be appropriate as it is totally out of character with the surrounding properties? At what point do these proposed development stop? Are the State Government going to allow every resident with a large block of land to development in a similar manner? Surely the majority of residents should have the

overwhelming say in what our leafy beautiful suburbs looks like? Has due consideration been given to the removal of a number of native trees currently located on the property? Most, if not all residents do not want to live in an environment similar to Dee Why where there is clearly an excess number of units and traffic congestion. I would suggest that all members of the Northern Beaches Council would strongly object to this type of development occurring in their own street.

In the report commissioned by Boston Blyth Fleming Town Planners report, dated 31 October 2018, (page 12) it indicates in Section 4.2.2 (a), "to ensure that the buildings are compatible with the height and scale of surrounding and nearby development". The houses at number 1 and 7 Berith Street and 25 and 27 Rose Avenue are all single story dwellings. I live at number 5 Berith Street, my living is on one level and it is only four steps down to my back garden and swimming pool due to the topography of the land. How does this proposed development comply with Section 4.2.2 (a)?

In the report commissioned by Boston Blyth Fleming Town Planners report (page 12) it indicates in Section 4.2.2 (b), "to minimise visual impact, disruption of view, loss of privacy and loss of solar access". Consideration has not been given to the loss of my beautiful district views. The north facing windows of my home currently provide enormous sunlight. The lovely North East view will be replaced by a concrete wall, shutters and metal awnings. It would appear that any consideration for my significant loss of light has been totally disregarded. How does this proposed development comply with Section 4.2.2 (b)?

How can a two story development next door to my premises not be regarded as imposing on my privacy? It would appear that privacy considerations were given to the adjacent school, where the proposed development at the rear of the property is single level, with no second story windows overlooking the tennis court within the school grounds.

I think it is more than reasonable to suggest that the residents simply don't want these types of developments in their street, or surrounding streets. I find the proposed development is offensive and unsympathetic to the Berith Street streetscape and not in character with the surrounding properties. My late husband and I have worked extremely hard to own our home. I do not believe this proposed development considers my privacy, or is reasonable in considering the residents living in Berith Street and surrounding streets.

Your consideration is appreciated, Sincerely

Mrs Joan Croydon



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