
Sent: 2/05/2021 3:59:50 PM
Subject: Online Submission

02/05/2021

MRS Amanda Spencer
- 1 Berith ST
Collaroy NSW 2097
waterpolo2@optusnet.com.au

RE: Mod2021/0160 - 3 Berith Street WHEELER HEIGHTS NSW 2097

Mod 2021/0160 - DA2019/1173

ATTENT: Anne-Marie Young

IMPACTS ON STREETSCAPE & SITE PLANNING & DESIGN

New infill developments need to achieve a harmonious fit with the existing streetscape character. This austere design does not present attractively to the street nor does it complement surrounding dwellings. According to the Seniors Living Policy, site design should be driven by the need to minimise impacts on neighbours. It must respect the privacy enjoyed by existing neighbouring properties. These objectives have not been met.

BUILDING HEIGHT

Whilst the 8.5 metre height of the building is in accordance of the SEPP HSPD guidelines, it does not minimise visual impact, disruption of views, loss of privacy & loss of solar access. I will lose my privacy & leafy outlooks in both my front & rear yards. Instead I will be overshadowed by a building resembling a block of flats. The proposed development is to be built closer to the street than the existing dwelling, this will reduce the amount of natural light on the southern side of my property, leaving me no alternative but to install a skylight over my kitchen & dining room.

TIME FRAME

We have already witnessed the drawn out planning & modifications made by Bostyn Blyth Fleming. Should the development proceed it must be undertaken in a timely manner. We, the neighbours & residents of Berith Street do not want to be subjected to prolonged periods of noise, dust pollution & increased traffic.

VERMIN

I have raised this issue in my previous submissions but it has not been addressed. I suggest baits to be placed under the house prior to demolishing. This will prevent rats from scurrying into neighbouring properties. I am happy to provide Council with the name of the Electrician who witnessed the infestation of rats under No. 3 Berith.

BOUNDARY FENCE

My existing boundary fence does not have supporting metal posts & rails on my side. I request

to maintain the same.

REMOVAL OF LIQUID AMBER

The gumtree on the nature strip outside No 1 Berith also poses a risk to the safety of the over 55's. It constantly drops gum nuts & large dead branches. The root system is very extensive & will continue to undermine future footpaths. This will create a hazard for the elderly.

STRUCTURAL DAMAGE

I remain concerned that the drilling & excavation of land to build the basement car park may cause cracks & stress damage to the neighbouring properties.

I would be grateful if you could please consider my submission.

Yours sincerely,
Mrs Amanda Spencer