
Sent: 21/12/2018 1:06:34 PM
Subject: DA2018/1828

Sent from [Mail](#) for Windows 10

For the attention of the Development Assessment

Application No. DA2018/1828
Address: Lot A DP 411784 3 Berith Street, Wheeler Heights
Description; Construction of a Seniors Housing Development comprising 6 x infill self care Housing Units and basement parking.

Dear Sirs,

My name is Eric Rogers.

I live with my wife at 31 Rose Avenue, at the corner of Rose Avenue and Berith Street, the entrance to my house is on Berith Street.

I recently received notification of this Proposed Development and I wish to identify the following issues of concern in relation to the proposed development for Council's consideration.

Issues of Concern.

Issue 1, The Construction of a Seniors Housing development comprising 6 x infill self care housing units.

Berith Street, on which this development is proposed, is made up of single occupancy houses, of one or two stories with parking at ground level. The proposed development is totally out of keeping, and of character, with the street's existing residential architecture. This development is for 6 dwellings to replace a single house, in my view this is totally irresponsible.

The proposed development is similar to that being constructed at the War Vets where it is in keeping with the existing housing development at that complex, it has no place in Berith Street and should not be considered for it.

The "infill proposal" is again not in keeping with the existing residential architecture, all existing houses are at or close to ground level.

Issue 2,Basement parking.

If by "basement parking" is meant the excavation of the soil and the rock at the site to make an underground parking space below the housing structure or structures, this is not a common form of construction on a small site such as is within the confines of the site at 3 Berith Street. Not common, because of the expense of tanking to form a water

tight compartment below ground level.

Recent excavation to install a cable under Rose Ave. not far from 3 Berith Street, exposed rock which was difficult to cut through and this rock formation underlies the soil throughout the Plateau, it outcrops under my own house. It is possible that the rock is not far beneath the ground surface at 3 Berith Street, if it does, it's excavation to create the basement parking could be difficult and time consuming. The proposed construction will cause disruption to traffic on Berith Street and any unforeseen obstacle, like rock removal, could make the disruption long drawn out.

There is, during storms, a large runoff from the higher ground in and around the adjacent School site which will, unless drained before approaching the Berith Street properties, flood any underground structure, such as that proposed in this DA.

Further, if the storm water run-off at the site is not adequately drained within the proposed building site at 3 Berith Street, the run-off will impact upon the adjacent properties down stream including my own at 31 Rose Ave, which fronts onto Berith Street.

Issue 3, Impact on the street parking of vehicles parked on road.

Berith Street 's top end has Gates by which pupils enter and leave the existing Junior School premises. Parents of the pupils attending the school, park along Berith street while dropping off and collecting their children. Due to the recent construction of Granny flats and the acquisition of additional vehicles by existing residents of Berith Street, parking has become more difficult to find along the street in the morning but particularly so at pick up times. This, already bad situation, would be made worse should the proposed housing units be built.

Issue 4, Self Care housing units are not, and cannot legally be, limited to one vehicle per unit.

While the proposed development is labelled "Seniors Housing" this is just a name and has no meaning other than to describe the developer's label, it has no meaning in lawful practice and any buyer who has the will and the money to acquire a unit will not be denied, consequently the occupiers of the units, should they be built, will be of any age group and be at liberty to have more than one vehicle. We have observed that this is the norm for existing "Granny Flat occupation", and would be the norm for any occupiers of the proposed selfcare housing units. The second vehicle would inevitably be parked on the street, leaving little or no Parking for the parents collecting children from the school. This may not seem such a big issue, but, every child has the basic right to an education, similarly it is a basic right for parents to park within a reasonable distance of the school gates. This development will exacerbate an already worsening parking

availability along Berith Street.

Issue 5, I have received the notification of this development with inadequate time for its consideration.

I have received this notification immediately before all council offices will close for the Christmas and New Year holidays and some of the effected residents, of Rose Ave. and Berith Street, will be on vacation with their families. This leaves insufficient time for the affected residents to obtain the necessary documents, and have the needed consultations to adequately consider the serious impact that this proposed development will have on their lives.

Please extend the date for submission closure.

Signed Eric Rogers of 31 Rose Avenue