
Sent: 7/05/2021 1:32:33 PM
Subject: Mod2021/0160 - 3 Berith Street Wheeler Heights

Hi Anne-Marie Young

I sent an email yesterday but didn't have much time so I am sending another one and hope that it is not too late.

As previously stated I strongly object to developing 3 Berith Street into 6 units. The blocks in Berith Street are much larger than the average and the majority of owners have lived here for well over 20 years (my family at No 20 & 22 have lived here for over 50 years and others were here when we moved in).

We all bought because the properties in Berith Street had enough room without being on top of each other not expecting that any of the blocks could be developed into a block of units - subdividing into 2 maybe but certainly not 6 or more.

My concerns for the development at 3 Berith Street have not changed since my last submission and although there have been slight modifications they were only correcting the many errors that were made in the first DA. I just wonder why Council didn't pick up the errors before residents had to point them out and if residents hadn't brought them up would the DA have been approved as is? I also wonder if private certifiers that used to work at Council had anything to do with it going ahead.

This development will take up the whole block removing all the trees. It is mentioned that there will be trees planted at the front and rear of the property where it wouldn't affect anyone but nothing about the boundaries where it will affect the neighbours on either side. And not to mention animals living in the trees - where will they go?

Is this area low density? And if so can you please give me the definition of low density. Still waiting for a reply. This massive overdevelopment of one block where one family used to reside is totally out of character with the surrounding homes which are mainly single storey dwellings.

Having units built so close to the two properties on either side is appalling. No 5 will have sunlight and views blocked in the winter time and both properties will have a complete lack of privacy. This is NOT Dee Why where you may expect that. Is this allowed especially in a street where all the blocks have plenty of space around them or is council only concerned about rates on extra properties rather than the residents who have lived here for many years.

I am also against the rock excavation that will be needed for the carparks which could cause risk and damage to surrounding properties as it is so close to the neighbours boundaries - and why is it allowed to be so deep?

How many more SEPP 5 developments can you fit into a 2 block radius where there are already so many? I can't believe that developers can change the once leafy suburb into a mass of units in such a small area and developers can also outbid families who would love to live in the area with a large block that is close to schools, shops and buses but don't have the capacity to beat the developers. Developers definitely seem to get preferential treatment to the residents who have lived here for such a long time.

I stated in my previous submission of the over saturation in such a small space which includes 2 schools and a shopping centre not to mention RSL ANZAC Village. More people equals more cars on the road. It is already difficult getting out of Berith Street into Rose Avenue now since the development at 34 Rose Avenue was completed and will become worse when 44 Rose Avenue is completed.

This will become more unsafe for children walking to school and more difficult for parents dropping off and picking up their children. And also for older adults walking or driving to the shops. A saturation of elderly drivers (who will be getting older) on the road so close to schools and shops is not ideal for child safety.

I was a ranger at both Pittwater and Warringah Councils for 14 years and have also completed a driving instructors course so I am well aware of driver safety around schools and shops. I am very concerned about the safety for children and parking will be impossible especially around school drop off and pick up times.

Has anyone from Council checked the traffic and parking in Rose Avenue, Berith Street and Veterans Parade at school drop off or pick up times?

If this development is approved does that mean that any of us in this street could sell to a developer and have even more over 55 units? Not a pleasant thought!

Regards
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