

5th March 2019

Submission to:

Northern Beaches Council

725 Pittwater Road

Dee Why 2099

Attention David Auster

Re DA2019/0107 44 Rose Avenue, Wheeler Heights



I am a resident living at 5 Berith Street Wheeler Heights since 10<sup>th</sup> April 1992. We moved into our new home, a quiet, large, leafy block with plenty of trees and shrubs, birds and wildlife surrounded by mostly single storey dwellings. We chose an ideal environment to raise our family and enjoy our peaceful existence.

We now have developers coming in and using the current Sepp 55 laws in the most outlandish fashion. No. 34 Rose Avenue has 12 dwellings with car parking space for 24 vehicles. Not enough in the current climate as the local residents can attest to. The extra cars are parked on Rose Avenue and in Berith Street causing concern to the residents due to the lack of vision around the parked cars. It is extremely dangerous. Berith Street is a School Zone for Wheeler Heights Primary School. The top of Rose Avenue is a shared School Zone for St Rose Catholic Primary School and Wheeler Heights Primary School and because of increased overdevelopment in our area an increase in danger to the School Children. Having experienced problems when turning on to Rose Avenue many of the residents are taking the longer alternative and using Berith Street to try and avoid the traffic issues.

The changes in the DA2019/0107 application at 44 Rose Avenue to now accommodate 6 three bedroom dwellings with a design that is out of character and streetscape with the surrounding homes, The use of the block where one family has previously lived is in no way satisfactory. The need to provide more off street parking is very real. Where will the extra cars park, of course in Rose Avenue and Berith Street if they can find one. We are being saturated by these greedy developers who after all are selling these dwellings to make money, not to keep our standard of living that we enjoy on our large leafy blocks. To attain the volume of dwellings will undoubtedly lead to the removal of trees and shrubs that are in the way of the development. I cannot believe that the Council will condone and approve this development because of the desecration of the majority if not all of the block at 44 Rose Avenue.

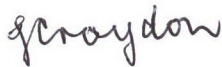


"The War Vets" which has had a major development approved to remove 12 older cottages on their land to make way for 67 new self contained dwellings (DA 2018/1478) is now under construction. This facility is only two minutes away from Berith Street and subsequent developments in Rose Avenue and also provides services that enable the residents to make use of all their facilities which includes transport to local shopping centres including the Augusta shops in Veterans Parade.

Why is it also necessary to saturate our homes and local areas with inappropriate developments when an establishment on a very large scale is already providing this service for Sepp 55 residents in our area and in such close proximity.

We are living in a low density housing area. We choose to live in our homes that we have worked hard to obtain and would like to think that we have the support of our Council.

Yours Sincerely

A handwritten signature in cursive script that reads "jcroydon".

Mrs. Joan Croydon  
5 Berith Street

Wheeler Heights 2097

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