
Sent: 17/11/2019 9:05:32 AM
Subject: FW: DA2019/1173

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From: [eric rogers](#)
Sent: Monday, November 11, 2019 12:29 PM
To: council@northernbeaches.nsw.gov.au
Subject: DA2019/1173

For the kind attention of Anne-Marie Young
Principal Planner

Application No. DA2019/1173
Address: Lot A DP 411784 3 Berith Street Wheeler Heights
Description: Construction of Seniors Housing Units
Date: 9 November 2019

Regarding this Second notice of this proposed development.

We, those living on Berith street and at the upper end of Rose Avenue are hopping mad about the way development has been mishandled by Council. The first Application was rushed and riddled with errors and misinformation and yet was approved by the Northern Beaches Local Planning Panel subsequent to their meeting on 4th September 2019. Due to these apparent derelictions of duty, we have no faith in the ability of the Panel to scrutinize and judge the suitability of a development proposal.

If, as has been suggested, the cladding of the existing 3 Berith Street property is clad in asbestos look alike bricks, this is a very serious error with far reaching health related repercussions for neighboring residents.

At the meeting on 4th September, we the residents of Berith street, attending the meeting, had the distinct impression that the decision by the Panel had already been made and the hearing of objections by residents was carried out in a perfunctory manner. More time and attention was given to the words of the representative of the developer, words which were inaudible to us in the audience behind the representative. We had no opportunity to hear his words or to point out our objections to the representative's words to the Panel.

We believe the actions of the Panel are directly at odds with the objectives of the Mayor, who in an article printed in the Manly Daily of September 28, 2019 is reported to have stated;

"We know we also have to make sure we can accommodate our aging population, provide affordable options for our kids and make sure there is absolutely no growth that is not matched by appropriate levels of infrastructure"

"...document that sets out how we will protect and enhance all our community values in the face of the

population pressures being felt right across Sydney. “

This proposed development - and others planned and under construction in the upper stretch of Rose Avenue - are direct contradiction of the Mayor's suggestion that the Council will “make sure there is no growth that is not matched by appropriate levels of infrastructure and “will protect and enhance community values””.

Already our community has been devalued by the ad hoc plonking of Granny Flats in our midst, and the daily traffic jams that occur due to the recent increase in parked cars along both Berith Street and Rose Avenue. These cars are parked by the residents of Granny Flats and the existing new housing developments where former single dwellings, are replaced by numerous smaller houses.

Boston Blyth Fleming, according to comments in Page 41 of his Statement of Environmental Effects, forms his considered opinion on what “most observers” would conclude from viewing the streetscape. That is to say complete strangers who have no attachment to the area or its surroundings. Hardly a person or persons who, would give a, reasoned, well thought out response. Such a person or persons would give a spur of the moment opinion, hardly an opinion that should carry much weight. Boston Blyth Fleming's comments as regards the street scape should, therefore, not be considered serious statements of fact.

The shops at Veteran's Parade were, only a short while ago, easily assessable to local residents with reasonably accessible parking, the influx of residence on new housing plots has changed all that and the shops are no longer an assured amenity.

Clearly the first “Notice of Proposed Development” was botched. Please ensure that the second Notice is well thought out, is base on correct information about the existing property and its surroundings, and conforms to the Mayor's dictum, that is: “will have appropriate levels of infrastructure and enhance (not detract as was the case with the first Application) all our community values”.

It appears that this development is being considered in isolation. The bigger picture needs to be considered. All the recent past developments and all those in the pipe line need to be viewed together as an impact on the existing infrastructure and existing amenities. So, too, the way of life of the established residents, these residents should not be driven over roughshod.

In isolation, each development may have merits but, taken together, they are putting too much of a strain on the infrastructure and on available facilities. Some things need to be pared back and others put on hold. I suggest that starts with this 3 Berith Street development.

Eric and Noreen Rogers

31 Rose Avenue, Wheeler Heights NSW 2097

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