

8th December 2019

Northern Beaches Council

725 Pittwater Road

Dee Why 2099

RE DA2019/1173 3 Berith Street, Wheeler Heights

Attention Anne-Marie Young

This is a further Submission



I have requested **Height Poles** to be installed as this development is not in keeping with the principles of the **Seniors Living Policy - Urban Design Guidelines for Infill-Development**. Provided on the NSW Department of Planning, Industry and Environment at:

<https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/seniors-living-policy-urban-design-guidelines-for-infill-development.pdf>

The developer has opted to excavate almost the whole block to achieve underground parking. The excavation to a depth of 4.7 metres is totally in opposition to the streetscape as no other home in Berith street has such a massive excavation to achieve basement parking. Given that the development proposal is on the high side of Berith Street this D.A. will be, because of the slope of the land to Berith Street, 1.5 metres above the basement plus the two storeys. not in keeping with the Senior Living Policy as this brings the DA above two storeys. Whereas the surrounding properties are single storey dwellings, including both adjacent neighbours at 1 and 5 Berith Street, and 27 and 25 Rose Avenue, who are also adjacent to this proposed development.

Mr Boston previously gave his reason for underground parking was to reduce car noise for the adjoining neighbours. With the development reduced to 6 units there would no longer be a need for an underground car park, and we would not have a problem with 6 cars entering and exiting at ground level. We do **NOT** want an excavation for parking with the vibrations, dust, noise and possible damage to our homes as was reported in the Geo-Technical Report dated 17th October 2019. Page 5 of this report states that this level of risk to property is **UNACCEPTABLE**.

Please Note the error on Page 1 of this report. A timber shed is located along this boundary (Photo 4). It is in fact a fibro shed with corrugated fibro roof **with asbestos, same as property to be demolished**, which was conveniently described as Brick with Tile Roof. The Seniors Living Policy as to the effect on neighbours of surrounding properties could only form one conclusion that this development is not in keeping with the streetscape.

I refer to the Senior Living Policy - Page 6 Site Planning and Design

The objectives of site planning and design are

- To minimize the impact of new development on neighbourhood character

My Response No consideration has been given whatsoever for existing neighbours.

Design principles and better practice

- Site design should be driven by the need to optimize internal amenity and minimize impacts on neighbours.

My Response No consideration has been given whatsoever for existing neighbours.

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Maintain existing patterns and character of gardens and trees.

I don't call removing 16 mature trees maintaining character. I'm sure that the possums and birdlife that inhabit the existing trees on 3 Berith Street would not agree with that statement.

The tree that needs to be removed is the Liquidambar on the footpath as it does not meet accessibility requirements and is also a trip hazard for unsuspecting pedestrians as well as encroaching into my garden on my property. We all know that Liquidambar is an exempt species and should be removed not retained.

Page 8 Impacts on Streetscape

Introduction - New Infill developments need to achieve an harmonious fit with the existing streetscape.

My Response: We find the current DA totally unacceptable.

Page 10 Impacts on Neighbours

Objectives - The design objectives in relation to minimizing impacts on neighbours are:

- To minimize impacts on the privacy and amenity of existing neighbouring dwellings.
- To minimize overshadowing of existing dwellings and private open space by new dwellings.
- To retain neighbours views and outlook
- To reduce the apparent bulk of development and its impact on neighbouring properties
- To provide adequate building separation.

My Response: The current DA does not show any consideration for adjacent neighbours and existing residents.

Page 14 Solar access and design for climate

The proposed development should:

- (a) Ensure adequate daylight to the main living areas of neighbours in the vicinity and residents and adequate sunlight to substantial areas of private open space
- (b) Involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation, solar heating and lighting by locating the windows of living and dining areas in a northerly direction.

If this DA wasn't such an imposition on my home it would be quite laughable. **The Senior Living Policy** says to locate main living areas in a northerly direction which is exactly what the builder of 5 Berith Street did as he was building it for himself and knew where to gain the most sunlight and therefore eliminating to a great extent the need for heating as the natural plane of the winter sun I have from 7.30am to 4.45pm. I will lose all my district views, my sunlight and consequently my daylight, so on go the lights and heaters in winter. **Are the developers going to contribute to help pay my power bills, and for that matter the Council, if they approve this totally unacceptable DA which does not comply with Senior Living Policy.**

The residents are not against development but we are against a 4.7 metre excavation which is full of risks for possible damage to our homes. This DA could have had a better design. It is jarring, offensive and unsympathetic to the streetscape.

The developer is responsible for any issues that arise in relation to my pool, including any cracks. If the dust blocks my filter and causes issues with any aspect of my pool the developer can pay to have it fixed. If this building is approved in its current form with an excavation of 4.7 metres the developer is responsible to make sure my property is not affected by the dust and rubbish that will occur as the Geo-Technical Report did not go deeper than 1.5 metres because it hit rock. **What is below the 1.5 metres, there is still 3.2 metres to get to the required depth of 4.7 metres.**

None of the neighbours or residents of Berith Street or surrounding properties want this DA to be approved. Why didn't the architect come up with a suitable design that did fit the streetscape and character of Berith Street. **We are all against the excavation of the site and the danger to our properties.**

The Developers have shown no concern for the existing neighbours and residents of Berith Street and Rose Avenue. The owner and developers are totally in ignorance of the quality of life that we currently enjoy, having purchased our homes in this quiet leafy street. They have shown no regard for the neighbours and residents, which is not in keeping with the outcome envisaged by the Senior Living Policy - to fit in with the streetscape and character of the surrounding properties.

Yours Sincerely



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