

20<sup>th</sup> June 2021

Northern Beaches Council

Attention Karen Bartlett

RE MOD 2021/0160

Dear Karen

This is my written submission for the MOD 2021/0160 planning panel.

My name is Joan Croydon and I live at 5 Berith St – beside this proposed development. You have many submissions expressing my concerns. Here are further points.

**Rose Ave dangerously congested**

On Monday 31<sup>st</sup> May 2021 at approximately 8.45a.m due to the congestion, in Rose Ave a poor young P Plater travelling below the correct speed, clipped a parked car and overturned onto her roof, just outside the School Zone at No. 23 Rose Avenue. See images below.

The local residents are not surprised, it was just a matter of time, because of the large increase in parking, and traffic using this road, as a result of new developments in the area, including the War Vets, where you no longer need to be a War Vet for Senior Living over 55, according to their Website. The residents have repeatedly expressed their concerns for the safety of the schoolchildren, given we have 2 Primary Schools in close proximity. Berith Street is a School Zone from start to finish approximately 200 metres, and not at all suitable for overdevelopment. The parked cars make it nearly impossible to get a safe view turning out of Berith Street.





### Out of character

This huge overdevelopment should not be passed as it is surrounded by single storey dwellings namely the adjoining properties of 1 and 5 Berith Street and 27 and 25 Rose Avenue who have all objected to the size and look. The Senior Living Guidelines state the objectives **on Page 10 are to minimize impact on the privacy and amenity to neighbouring dwellings and retain neighbours views and outlook. To reduce the apparent bulk of development and its impact on neighbouring properties**

**Page 11 Locate driveways to provide separation from neighbouring dwellings for privacy and solar access.**

### Loss of sunlight

**I currently have sunlight from 7.30a.m. to 4.45p.m. through my 2 Northern Windows. This amount of sunlight in the winter months provides warmth and daylight.**

From my previous home in Fuller Street Collaroy Plateau I have already experienced the effect that a double storey home built on my northern side does to the daylight and sunlight, therefore warmth. That building was nowhere near as extreme as this proposed development. I requested Height Poles, this was not forthcoming. It is quite evident that the front of the proposed development is higher than 2 storeys. **The fact that the proposed development will be built so far forward of my house adds to the overall loss of sunlight, daylight, privacy, and my views of the Northern Escarpment.**

### Very limited public transport for over 55s

Because of recent changes to Wheeler Heights and Collaroy Plateau buses we no longer have direct travel to Manly and Wynyard except for 180X which only runs in Peak Hours Monday to Friday. What an inconvenience for elderly residents and people with a disability.

**This proposed development would not have met with such outrage if it had not been a block of units with underground parking which is more suited to Dee Why. What an environmental nightmare and tragedy for the local wildlife.**

Yours Sincerely

Joan Croydon

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