

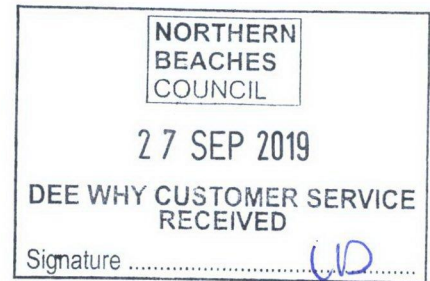
23rd September 2019

Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

Attention Development Assessment

Mr. Alex Kellar

Re DA2018/1828 3 Berith Street, Wheeler Heights



Dear Mr. Kellar

I now know what it feels like to have tried your best and failed. It seems that more consideration is given to the Investors and Developers than to the residents who reside in Berith Street and Rose Avenue and happen to like living in a quiet street in their homes with a large leafy block. Our homes are our investment, to be able to choose to leave to our families, not like the overdevelopment that will be taking place next door to me. My daylight and sunlight will be lost forever and the warmth I have enjoyed from my 2 large north facing windows will no longer exist. The stress we have endured since hearing about the proposed development on the 12th December 2018 has been unbearable.

As there are some factual inaccuracies in the Development Application Assessment Report I felt compelled to write again to you as a resident living at 5 Berith Street Wheeler Heights for the past 27 ½ years and 27 years prior to this at 53 Fuller Street Collaroy Plateau where my husband and I purchased our first home on the 3rd September 1965.

1. Whenever Veterans Parade is mentioned it is incorrectly shown as Wheelers Parade.
2. Whenever the existing shops in Veterans Parade are mentioned they become Wheeler Heights Shopping Centre **which they are not.**
3. Augusta Shopping Centre is located at 65 Veterans Parade Collaroy Plateau
4. Wheeler Heights Shopping Centre was located at 180 South Creek Road, Wheeler Heights, which is approximately 1 ½-2 km west from 3 Berith Street Wheeler Heights. It has been demolished and is currently being re-built with apartments on top of the shops.
5. St. Rose Catholic School is located at 8 Rose Avenue not 32 as shown on report.

According to the Site Related Requirements Item 26 (2)

Paragraph 1 "The site is within walking distance of two bus stops (including one sheltered bus stop) on Wheelers Parade for access to regular services for Narrabeen/Mona Vale"

Paragraph 2 "A pedestrian crossing is located for safe access to bus services near the intersection of Wheelers Parade and Rose Avenue. Wheeler Heights Shopping Centre is also located 450m east of the site on Wheelers Parade".

Anyone looking for the bus service will be waiting a long time as we don't have a service to Narrabeen or Mona Vale. Rose Avenue starts at the intersection with Veterans Parade and runs west winding downhill till it meets South Creek Road. Wheeler Heights Shopping Centre when the rebuilding is complete is approx. 1 ½-2 km all downhill at 180 South Creek Road, Wheeler Heights.

We rely on our cars to do our shopping because of the uphill walk to the Augusta Shops in Veterans Parade, Collaroy Plateau and also to take us to any of our local Beaches as there is no direct bus service.

I was very surprised to read on Page 11 of the report that the dwelling house for 5 Berith Street contains a large living room window facing the north (side setback) that affords northern outlook and direct sunlight to the principal living area within that dwelling. The proposed development is compliant with the side boundary envelope and permits sunlight to the window area on the 21 June (mid winter). The top storey of the building however restricts the north facing outlook from 5 Berith Street.

As stated in my report to the Planning Panel I have 2 north facing windows both overlooking 3 Berith Street, the one that was not referred to is the main lounge room and is closer to the front of the block. I currently have sunlight 7.30am to 4.45pm. This amount of sunlight in the winter months provides warmth and daylight from both of my windows. I noticed one of the gentlemen on the planning panel raised his eyebrows skeptically. I can assure you that the sunlight and the warmth it brings is very important with regard to heating my home in winter.

It seems that the vacant Tennis Courts at Wheeler Heights Primary School have had more consideration than the adjacent residents. We have the 2 storey sections of the development to deal with and the rarely used tennis courts have single storey.

Living in an area that our Council professes to protect the environment I find it quite farcical that they can approve the almost total desecration of a block with mature trees and shrubs that is also the habitat of local birds and wildlife.

As this whole street is a School Zone the children who use the rear entrance of Wheeler Heights Primary School (which is only 4 doors from 3 Berith Street) will I'm sure find it difficult to negotiate the footpath. I can only hope that they are able to do so with safety, noting that garbage bins are left on the footpath for collection (and not one family as before but six on this one block of land). With the new driveway, the increase in cars using it, plus the exposed tree roots from the Liquidamber which I might add has travelled into my garden. I have no doubt that it will start lifting the pavers in my drive shortly. All the residents showed their concern for the safety of the children in their submissions. Parents who are dropping their children by car have been finding it increasingly difficult to park their cars. I'm sure the lack of parking will become an even bigger issue. I might add that the

Traffic Report that stated that the traffic was negligible was actually done on the 21st December 2018, quite timely as School had already finished for the Christmas Break and some of the residents had already left for holidays.

The lack of a current Geo-Technical Report pertaining to the current development should in itself have been enough to stop this development being approved. The Report submitted for the current development does not address the issue of an excavation to a depth of approximately 4 metres for basement parking, it was acquired on 25th June 2012 for the subdivision of the block in 2012 not an excavation of this magnitude. The possibility of rock being located underground is very real and there are properties near here with underground springs. The residents from number 7, No 5, No 1 Berith Street and 31 Rose Avenue have all mentioned the surface flooding of our blocks.

I believe the report does not satisfy current building requirements, particularly with the recent events of buildings incurring excessive damage in parts of Sydney. I believe the Northern Beaches Council, in order to maintain its obligation to a safe environment should obtain an updated Geo-Technical Report. The incidence of possible jack hammering to remove rock is very real and with it comes the potential for damage to our surrounding and adjacent properties.


As there is definitely asbestos in the existing property as well as being warned when the demolition is to occur I am expecting to be compensated for alternate accommodation as I will not be staying here and neither will anyone else in my family.

The issues raised by myself and others in the community clearly demonstrate great concern for the area and the negative impact the development will have on residents and the environment.

Additional developments of this nature will have an even greater impact, and the Northern Beaches Council will, likely, in the future have to address these issues of **overcrowding, overdevelopment and increased traffic**.

I am writing this letter as a very disillusioned resident of 54 years living in the Northern Beaches and would think that something needs to be done to stop this loophole that allows this type of over development to proceed.

Yours Sincerely



Mrs. Joan Croydon
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