
Sent: 21/11/2019 9:54:47 AM
Subject: Supplimentary Submission DA2019/1173
Attachments: New council letter 2.docx;

Attention Anne- Marie Young.

Hi Anne-Marie, I thought we had agreed to keep applications open until the 22nd?
I know there are others still completing their submissions.

I have now reviewed the latest documents lodged by the developer and again I have found issues.
Please see attached Supplementary Submission.

Regards
Bob & Christine Barnes 0401886536

Northern Beaches Council
725 Pittwater Road
DEE WHY NSW 2099

10 Berith Street
WHEELER HEIGHTS NSW 2097

November 21, 2019

Dear Sir/Madam

NOTICE OF PROPOSED DEVELOPMENT

Application No: DA2019/1173
Address: Lot A DP 411784 3 Berith Street Wheeler Heights
Description: Demolition of existing development and construction of a Seniors Housing development comprising 6 x infill Self care housing units and basement parking, and Strata subdivision

SUPPLIMENTARY SUBMISSION TO ORIGINAL 11/11/19

Waste Management Plan

- Project Detail – not brick
- Demolition waste – why 2 lists?
Excavation material – 125m³ recycle + 400m³ recycle Totalling 525m³
Actually > 2500m³
- Bricks – 25m³ from where?
- Asbestos 15m³ = much more if walls are fibro as we all believe.
- Ongoing operation waste
Recyclables generated 580L/week = 1160L/fortnight
Yet 1 240L bin required – need 5
Garbage 810L/week need 3 x 140 = 420L
Means 390L over – need 6 bins
12 bins not 5 bins = 8 or 9 bins each Thursday – not 4

Demolition plan

Is this seriously a plan?

Please note there is a school play area immediately behind this demolition and children going to and coming from the school in the morning and afternoon.

Will B double trucks be used as they are in the Rose Avenue development?

The idea of them reversing during start and end of school is frightening.

Plans updated 11/11/19 –

Elevations – west – why is first floor starting 1.5m above ground = **3 storey**.
No others like this in street.

Shadow diagram, at last, clearly obscures light and outlook for No 5 Berith Street – must surely be unacceptable.

Roof Plan – ramp to ground for wheel chairs – not shown on plans

Urban design referral response – who generated this?

- “Minor breach” – does not comply
- Appropriate fit – 3 storey shear fronted building – how can this be in keeping with the street?

Private Certifiers

3.1.3.12 “the walls require a rating” “Client has indicated they will comply”
Are we to assume they will comply?

3.1.4:5 Stairs min 1m” “final plans to show this”

“Compliance is readily achievable” (10 times) “with construction certificate” all too late

These latest documents do nothing to allay our concerns regarding this development. The amateurish attempt at the Waste Management plan is laughable, a Demolition plan that really says nothing. Plans that show even the basement is partially above ground and lacks an egress ramp for wheel chairs. All capped off with the Private Certifiers assurances that it will all be alright at the end.

This development does not ‘fit’ in this location. It is effectively 3 storeys with a shear frontage. Even excavating 2000m³ the car parking is 1.5m above ground. The plans clearly show it towering above neighbouring properties

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