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**Sent:** 8/01/2019 7:27:10 PM  
**Subject:** Online Submission

08/01/2019

MRS Rebecca Plester  
- 8 Berith ST  
Wheeler Heights, Sydney NSW 2097  
rebeccaplester@hotmail.com

**RE: DA2018/1828 - 3 Berith Street WHEELER HEIGHTS NSW 2097**

Dear Sir/Madam,

Re: NOTICE OF PROPOSED DEVELOPMENT  
Application #: DA2018/1828  
Address: LOT A DP 411784 3 Berith Street, Wheeler Heights

I am writing to strongly object to the proposed development of a Seniors Housing development comprising 6 infill self care housing units and basement parking at 3 Berith Street.

Berith Street is a low density area currently populated by young and old families, many of which have lived in the street for 30+ years. Development proposals should be considered very carefully as this development could overwhelm the street, ruin the lives of all families who live on the street, and jeopardise children and school parents who access the street on a daily basis.

Berith Street is in a school zone. 492 students go to Wheeler Heights school. Berith Street is an access point to the school. At drop off and pick-up times the street is full of cars, many of which struggle to find a parking space, with parents dropping and picking up their children. With multiple large trucks, large excavation trucks and large haulage trucks working on the proposed development to excavate the land, this will create massive disruption, commotion and noise impact. The street will be in chaos.

There are a number of retirees in Berith street. The disruption and commotion will cause a massive stress on these residents who are supposed to be enjoying a quiet retirement.

Importantly school children age 5 to 12 years old walk up/down Berith Street before and after school. A proposed development will mean multiple large trucks, large excavation trucks and large haulage trucks on the street that will put children in potential danger, create additional risk and stress for all of the children and parents.

With so many school children accessing the street, we have a duty of care to ensure that they are protected. In addition to the risk of trucks and additional traffic. There will be a significant amount of dust and debris in the street that could damage small children's health.

From reviewing the Department of Infrastructure, Planning and Natural Resources housing for seniors guide, I would like to call-out a number of factors that make this location unsuitable:

1. Topography - there is currently no footpath on either side of Berith Street, therefore this does not meet the Department of Infrastructure, Planning and Natural Resources requirements

- the proposed introduction of a footpath on either side will again create more commotion, disruption, chaos, danger and risk for the families and children who access Berith Street
- 2. The site is over 500 metres to the shops. The Department of Infrastructure, Planning and Natural Resources recommends under 400 metres. Again this makes 3 Berith Street an unsuitable location for this development as over 55 housing is required to be a shorter distance for older people
- 3. Sloping - to walk to the local shops the road (Rose Ave) is sloped upwards. Again this makes 3 Berith Street an unsuitable location for this development
- 4. There are not sufficient rest stops every 50 metres to the shops. Again this makes 3 Berith Street an unsuitable location for this development

The proposed design is out of keeping with the street's strong design and historic character. For example no other dwelling has a balcony, no other dwelling has an underground car park or lift.

I understand that senior housing is required, however for the above mentioned reasons 3 Berith Street is unsuitable and does not meet the Department of Infrastructure, Planning and Natural Resources housing guide. In addition there are already a significant number of over +55 developments and villages in the local area e.g.:

1. War Veterans
2. Plateau view aged care
3. 34 Rose Ave
4. Berith Street
5. 10-16 Rose Avenue

Therefore, I believe the existing senior housing that is available would meet the requirements for local senior housing and I question the need for an additional development.

I will be writing to local Councillor Brad Hazzard and the local Mayor Michael Regan to underline my strong objection and seek wider support to object to this development.

Regards

Rebecca Plester  
8 Berith Street