
Sent: 4/05/2021 4:03:04 PM
Subject: Online Submission

04/05/2021

MRS Rebecca Plester
8 Berith ST
Wheeler Heights NSW
rebeccaplester@hotmail.com

RE: Mod2021/0160 - 3 Berith Street WHEELER HEIGHTS NSW 2097

Rebecca Plester
8 Berith St
Wheeler Heights, Sydney NSW 2097
rebeccaplester@hotmail.com

4th May 2021

Dear Sir/Madam,

Re: NOTICE OF PROPOSED DEVELOPMENT
Application #: DA2019/1173
Address: LOT A DP 411784 3 Berith Street, Wheeler Heights

I have reviewed the latest modifications and 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.

The application states "most observers would not find the proposed development offensive, jarring or unsympathetic to the Berith Street landscape...". The newly proposed removal of the Amber Liquid tree will expose the new development and be significantly jarring to all residents.

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. The local area is already overdeveloped and saturated with Aged Care and Over 55 developments including 1. War Veterans 2. Plateau view aged care 3. 34 Rose Ave 4. 10-16 Rose Avenue. This new development is not supporting the overall Warringah Council housing strategy.

The proposed design is out of keeping with the street's strong design and historic character. No other dwelling has an underground car park or lift. The proposed development will impact the neighbours and cause loss of light, plus a lack of privacy.

Sloping topography 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.

There is significant concern over the safety of development in a street that includes a school zone. The street is widely populated in the morning and from 2.45-3.30pm in the region of c. 40 cars and hundreds adults/children at school pick up. This in addition to additional residents and

visitors at 3 Berith Street will restrict overall access to the street.

In the initial submission multiple documents were missing. Clause 51 of the Environmental Planning and Assessment Regulation 2000 (EPA Reg) gives councils a discretion to reject a DA if it doesn't contain the information, or is not accompanied by a document, specified in Part 1 of Schedule 1 of the EPA Reg as needing to be included. On this basis I request that this application is rejected.

Regards
Rebecca Plester
0416 489 646