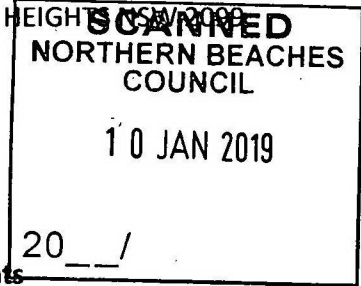


Northern Beaches Council
725 Pittwater Road
DEE WHY NSW 2099

10 Berith Street
WHEELER HEIGHTS NSW 2099



Attn: Development Assessment

Application No: DA2018/1828

Address: Lot A DP 411784 3 Berith Street Wheeler Heights

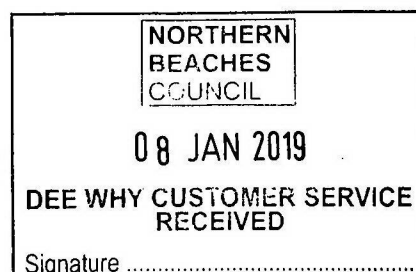
**Description: Construction of a Seniors Housing Development comprising 6 x
Infill self care housing units and basement parking**

Dear Sir

We have lived very happily at 10 Berith Street, Wheeler Heights for nearly 41 years and like many in the street, have been approached by developers over this time. We have declined all offers as we have no intention of leaving the area. Our original reasons for buying in Berith Street were to have a large, quiet, safe and leafy block to raise our children and now grand children.

As the proposed development is directly opposite our home we strongly object to the proposal for the following reasons –

1. Excavation for basement parking
As our houses are all built on a rock shelf, we are concerned that the removal of this rock will damage our own building. Similarly I expect the run off from the school will be diverted by the basement walls, perhaps also to our detriment. The large earth moving trucks will cause disruption and hazards. Roads leading onto the plateau generally have weight limits applied.
2. The application states "infill" which I believe means bringing soil on to the property. The plans show the new build will be brought forward on the block and will be substantially taller and more imposing than the existing building and definitely not in keeping with the present residential streetscape.
3. Berith Street is the street of choice for picking up and dropping off school children for the Wheeler Heights Public School (40kph zone). The new proposal will add substantially to the parking problems already experienced each day. Seven (7) internal parking spaces seem ludicrous when in reality new owners are likely to have at least two cars plus perhaps boats and trailers. The school utilizes Berith Street for their excursion buses due to the quiet nature of the street. The wall and automatic gate suggested on the plans will also be of concern causing a visual hazard to pedestrians and delays entering Berith Street.



4. Traffic flow. It is already unsafe to exit Berith Street onto Rose Ave as visibility is now compromised by vehicles parking near corners. These extra vehicles have come about due to the recently completed townhouse development in Rose Avenue. This can only become worse with the development about to start at 34 Rose Avenue, almost opposite the Berith Street exit. Maybe a round about or traffic lights are already being considered??? A traffic study should be conducted between the hours of 8.30 and 9.30 am and 3:00 to 3:30pm on school days when Rose Avenue becomes almost impassable, even before the new builds commence.
5. Our understanding with this type of development is that it be within walking distance of shops and amenities – 500m seems extreme for this definition.
6. On a final note, the lack of consultation time is very disappointing. Given the Christmas and holiday close down, professional help has been difficult to obtain. As the school has been closed due to Christmas holidays we have been unable to talk to the many parents and friends who choose to drop their children at the rear entrance to the school. Perhaps a late petition after the closing date may still attract some attention?

Recent developments in Rose Avenue have already had a detrimental affect on our street and we are advised there are other developments approved and submitted to follow.

As we feel the development is totally unacceptable and there is so much opposition to it, we would hope that the Planning team will re-evaluate this proposal.

We look forward to your earliest response.

Christine and Robert Barnes (0401 886536)
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Wheeler Heights NSW 2097
NSW 2097
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