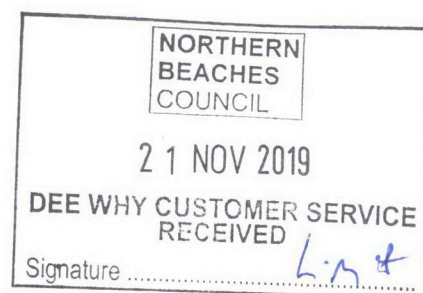


20th November 2019

Northern Beaches Council

725 Pittwater Road

Dee Why 2099



RE DA 2019/1173 **3 Berith Street, Wheeler Heights**

Attention Anne-Marie Young

This is a further Submission.

As previously advised I strongly oppose this huge overdevelopment in its current capacity. As the majority of the surrounding properties are single storey and the height and design of the proposed development is totally out of character with the streetscape. I find that it is jarring, offensive and unsympathetic to the streetscape. The majority of these properties were built in the sixties and this design is certainly not in keeping with the character of them.

Traffic Impact Assessment

I would suggest that the Traffic Impact Assessment which was done prior to the development at 34 Rose Avenue being completed should be readdressed. Particularly from Veterans Parade down the hill to the roundabout at Rose Avenue and Greystoke Street because that's often where the traffic is held up from all the way up the hill to Veterans Parade, especially at School Pickup time as we have 2 Primary Schools in close proximity, including Wheeler Heights Primary School, which has an entrance opposite St. Rose Catholic School as well as the rear entrance in Berith Street, which is only 4 houses away from the proposed development. The whole of Berith Street is a School Zone and it is not desirable to have an increase in the traffic, given that it is a Primary School and the ages of the children vary between 5 and 12 years old.

Some of the residents of 34 Rose Avenue have more than 2 cars and they are parking out on Rose Avenue and even in Berith Street. Twelve families now reside where one family used to live. Don't try and drive up Rose Avenue on Garbage Day what with the cars parked either side of the road, School drop off time, the trucks collecting the rubbish bins outside 34 Rose Avenue and the 146 bus trying to use Rose Avenue, **it is bedlam**. Just ask the local residents what they think about this overdevelopment that has taken over our suburb of Wheeler Heights.

You can do all the Traffic Impact Assessments you like but the reality is this. It is **not** a medium density area. The proposal suggests "bus services can be accessed within a 400 metre distance (5 minute walk) of the subject site." This is a Development Application for Seniors and people with a Disability. 3 Berith Street is located on the downside of a hill so, an uphill walk to the Augusta Shopping Centre on Veterans Parade is approximately 450 metres. The residents of Berith Street and this lower part of Rose Avenue rely on our cars to do our shopping because of the uphill walk.

Surely the developments that have already been approved within a one kilometre radius enables the proposed development at 3 Berith Street to be rejected as over taxing the surrounding area as per the Report from Planning Services in October 2018.

- | | | |
|--------------------------------------------------------------------------------------|--------------|----------------------------------|
| 1. 34 Rose Avenue | 12 Dwellings | Prev. 1 House Completed |
| 2. 44 Rose Avenue | 6 Dwellings | Prev. 1 House Under Construction |
| 3. 37 Lantana Ave | 7 dwellings | Prev. 1 House approved |
| 4. War Vets Lantana Ave | 67 Dwellings | Prev. 12 Cottages Under Const. |
| 5. I believe there are plans underway to construct another 34 units at the War Vets. | | |

We all recognize that the War Vets provides a lot more than a cottage but all the facilities that go with everyday living. A dining room for residents, 2 swimming pools, a private bus to local shopping centres etc. the list goes on.

Surely the close proximity of all these developments including the War Vets (which is only one block away) should call a stop to the overdeveloping we have been experiencing.

Easement in the property of 23 Rose Avenue.

On page 2 of my previous submission dated 10th November 2019, I drew your attention to the construction of a brick wall by Wheeler Heights Primary School to prevent the flooding of houses namely 3 and 5 Berith Street, 13 to 27 Rose Avenue. At 13 Rose Avenue the wall also goes down the side of the property to the front where it meets the footpath.

All this happened a long time ago so any new School Staff or residents who haven't been here may not be aware of it, however as Richard and Margaret Langalaar, of 23 Rose Avenue Wheeler Heights have the easement running through their property they are well aware of it. Over time they have had issues with the collapse of the wall behind their back fence which resulted in the rebuilding of the collapsed part of the wall. They also have flooding when the 2 large drainage grates that are on the School grounds behind our back fences at 3 and 5 Berith Street are not kept clear of debris. They told me it backs up behind my fence.

This puts a whole different slant on the problems resulting from the proposed excavation at 3 Berith Street to a depth of ~4.7 metres, which should not under any circumstances be allowed. I walked down the driveway of a friend who is next door to the 44 Rose Avenue approved development to look at the site that has been excavated and as we all thought, because the nearby residents who put in pools recently know that we are on a rock shelf. I asked the question in my first submission Page 9 Geotechnical Investigation Refusal of Rock at 0.6 metres and at 1.5 metres also refusal of rock, that I want to know as there is another at least 3.2 metres further to excavate to get to the required depth, what is under the 1.5 metre refusal. Well I found out. It is more rock not soil. The council should not let this overdevelopment go ahead as there are plenty of issues surrounding it. An excavation of this depth is not in the interests of the adjoining properties, namely 1 and 5 Berith Street and also not in the interests of surrounding Homes, Families and Children.

ASBESTOS

We also have the issue of the asbestos. A neighbor of 3 Berith, and very long term resident of Berith St, said that behind the false brick walls is asbestos sheets as well as the roof and the shed.

STATEMENT OF ENVIRONMENT EFFECTS

Item 4.2.2 Height of Buildings Page 12

(b) To minimize visual impact, disruption of views, loss of privacy and loss of solar access

From my north facing windows I currently have district views right up to the Bahai Temple at Ingleside on Mona Vale Road, and surrounding rolling hills and bushland. **See below from family room.**



Pictures taken 20/11/2019.

All these views shown in the following pictures will be lost with this development.

**NO View
after building**



From front deck



From front deck

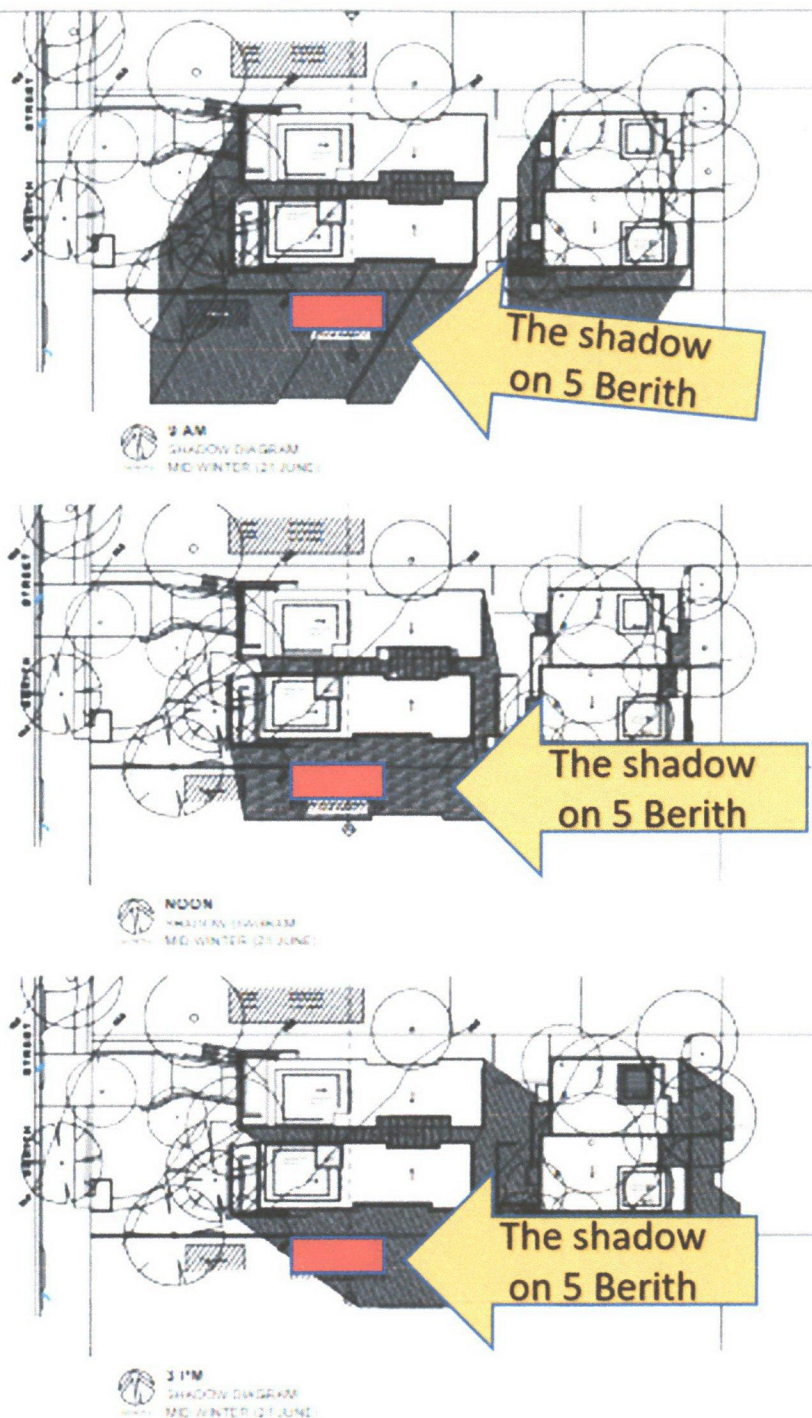


From front deck



From front deck

NO View
after building



Solar access and design for climate Page 25

- (a) Ensure adequate daylight to the main living areas of neighbours in the vicinity

Comment: "spatial separation maintained between adjoining properties and topography will ensure that the development will not unreasonably shadow any adjoining properties at any time during the day"



Living room



Family room

All the pictures shown of existing views from 5 Berith St in this submission will also lose all solar to the rooms.

My Response:

My house was designed with large north facing windows to gain the maximum sunlight, daylight and district views to the main living areas of my home, namely the family room, kitchen, dining room and living room. As there is an internal wall separating the family room and kitchen from the living room and dining room, the family room and kitchen are dependent entirely on the north facing window, which will be blocked by the development, for sunlight, daylight and district views.

A portion of my front deck and my west facing window adjacent to my north facing window in the living room and dining room will also be affected by this **huge overdevelopment proposal**, as the proposed development at 3 Berith Street is much further forward than the existing dwelling that is now situated on the block. The proposed DA will literally block my views, sunlight and daylight. The Developer claims that I will get solar access from my west facing living room, this cannot be supported by the shadow diagrams showing Midwinter. The winter sun is on a different plane to that in summer and sets North West.

We are not against development, as the nearby neighbours all realise this property is badly in need of a renovation, however we do not reside in a Unit Area or an Apartment Area, this proposed overdevelopment is totally out of character with the surrounding properties. We live in a low density area and if we wanted to live in a Unit area we would have moved to Dee Why. Why should we be forced to endure this type of Development. Surely the concerns of the residents, who include many over 55s, long term residents of the street and with suitable professional knowledge of suitable building practices, should be taken very seriously, not the developers who will just move on after they spoil the pleasure we get out of owning and living in our own homes in this lovely leafy Street.

I am totally against this Development Application.

Yours Sincerely

J Croydon

Mrs Joan Croydon, 5 Berith Street, Wheeler Heights 2097,
Mob: 0421 402 105, Email: joan.croydon@optusnet.com.au



Figure 2 – Aerial Location/ Context Photograph

The immediately adjoining properties are occupied by single storey detached dwelling houses some of which have direct frontage and address to either Berith Street or Rose Avenue.

Surrounding development comprises a mix 1 and 2 storey detached residential dwellings with a tennis court located on the grounds of Wheeler Heights Public School located to the rear of the site. On the northern and southern sides of Rose Avenue are St Roses School and Wheeler Heights Public School respectively. On the eastern side of Veterans Parade opposite the 'T' intersection of Rose Avenue is the local Wheeler Heights Shopping Centre. *

The subject property is located approximately 380 metres to the west of the Wheeler Heights Shopping Centre located on Veterans Parade and within 400 metres of bus stops along Rose Avenue and Veterans Parade.

not possible

400 metres to bus stop as shops are east of bus stop another 50 metres to shops

* NOT THE WHEELER HEIGHTS SHOPPING CENTRE WHICH IS BEING REBUILT APPROX. 1½ TO 2 KM WEST ALL DOWNHILL ON STEEP SLOPE at 180 SOUTH CREEK ROAD, WHEELER HEIGHTS