

Date: 4th September 2019

Development Proposal – Application DA 2018/1828

The development proposal prepared by Mr Alex Keller, Principal Planner, Northern Beaches Council did not number the pages; therefore making it difficult to refer to the report. For the purposes of this submission the covering page is No. 1.

1 - Refer Page 10 with reference to the photographs taken of 5 Berith St Wheeler Heights.

The report has incorrectly reported only ONE window of the property will be affected by the proposed development:

a) There are 2 north facing windows, both overlooking No. 3 Berith St, one is the main lounge room, and the second is the kitchen and family room, as shown in the report.

Both these windows provide privacy, sunlight (currently 7.30am to 4.45pm) warmth and views of the surrounding area, including the Bahai Temple at Ingleside. The proposed development will greatly impact the level of privacy, sunlight, warmth and views I currently enjoy, and was one of the reasons the house was originally purchased.

NOTE: Mr Alex Keller arrived at 5 Berith St Wheeler Heights, with NO PRIOR NOTICE to me, nor of his intention to take photographs for this report. Mr Keller proceeded to take “selective” photographs of one window only, taken at an elevated angle. This photograph does not show the full extent of the disruption if the development proposal proceeds.

If Mr Keller had taken the photographs correctly and the additional photograph from the main lounge room it would be easier for the panel to observe the impact on 5 Berith St.

If the development proposal was altered to a single storey building it would be in keeping with the current environment, although issues relating the build would still need to be addressed.

2. Page 49 - The Geo-Technical Report – Engineering Referral Response dated 22/08/2019

I believe the report, does not satisfy current building requirements, particularly with the recent events of buildings incurring excessive damage in parts of Sydney. I believe the Northern Beaches Council, in order to maintain its obligation to a safe environment should obtain an updated Geo Technical Report prior to making a final decision. The Report submitted for the current development does not address the current proposed development, it was acquired on 25th June 2012 for the subdivision of the block in 2012.

The Engineering Referral Response dated 22/8/19 requests the panel take into consideration there is no updated report; I believe the panel should, to ensure the integrity of the process, obtain an updated Geo-Technical Report.

Mr. Millicham
will be addressing
this issue

3. Concerns of the owner-possible damage to property due to excavation works required.

- a) Damage to existing brick fence bordering 3 and 5 Berith Street,
- b) Excavation works, jack hammering, digging etc. for the underground carpark and building foundations.

4. – Minister Brad Hazzard, MP, Member for Wakehurst

Residents put forward their concerns to Mr Hazzard regarding the development. Mr Hazzard raised a number of issues with the Mayor, Mr Michael Reagan, in summary these are;

- a) The proposed development lies between 2 schools and near a shopping centre,
- b) Development is within a designated school zone with traffic restriction in place,
- c) A number of developments have already been completed with significant impact and increase in traffic in and around the school and shopping centre,
- d) The shopping centre carpark is very often full, reflecting the high density traffic flow already in existence and impacting on infrastructure demand.
- e) On the particular site I understand there will be substantial excavation in order to facilitate some parking (albeit inadequate) which may well impact on adjacent properties.

CONCLUSION

The issues raised by myself and others in the community clearly demonstrate great concern for the area and the negative impact the proposed development will have on residents and the environment.

Additional developments of this nature will have an even greater impact, and the Northern Beaches Council will, likely, in the future have to address these issues of overcrowding, overdevelopment, increased traffic.

Yours Sincerely,



Mrs Joan Croydon
5 Berith St
Wheeler Heights 2097

Phone: 0421 402 105



The Hon Brad Hazzard MP
MEMBER FOR WAKEHURST

MINISTER FOR HEALTH AND MINISTER FOR MEDICAL RESEARCH

12 February 2019

Mayor Michael Regan
Northern Beaches Council
725 Pittwater Road
DEE WHY NSW 2099

Dear Mayor Regan

RE: DA 2018/1828 – 3 Berith Street Wheeler Heights

I write in regard to the above application for a Seniors Housing Development to express the concerns of many local residents who have been to talk to me about the issues.

The residents are extremely concerned that the proposed development is not consistent with neighbouring properties and will lead to an overdevelopment contributing to excessive pressure on the streetscape and local traffic movements.

The subject property lies between two schools being Wheeler Heights Public School and St Rose Catholic School and is in close proximity to Wheeler Heights Shopping Centre (Veterans Parade).

In fact, the subject development lies within a designated school zone with restrictions during the morning and afternoon which emphasises the need for appropriate consideration of development within such an area.

In recent years the number of developments in the area has seen a dramatic increase in the number of traffic movements in and around the schools and the shopping centre.

The shopping centre carpark is often full which reflects the intensity of residential development and also reflects the pressure on local infrastructure.

There have been a number of developments of a similar type in the local area which cumulatively are adding to excessive pressures on infrastructure and on traffic movements.

On the particular site I understand there will be substantial excavation in order to facilitate some parking (albeit inadequate) which may well impact on adjacent properties.

I also understand that there will be loss of privacy to the immediate neighbours.

I ask that Council recommend against the approval and set out residents' concerns in detail for proper consideration by the panel.

I also attach a copy of a letter received from Mrs Joan Croydon of 5 Berith Street Wheeler Heights whose views reflect a substantial number of local residents.

Yours faithfully

BRAD HAZZARD MP
Member for Wakehurst

Enc

njb

31st January 2019

Dear Mr Brad Hazzard MP
Member For Wakehurst

I received your newsletter and letter of 21st January 2019 along with the residents of Berith Street and Rose Avenue whose properties are affected by a Development Proposal DA 2018/1828 for 3 Berith Street Wheeler Heights. We are seeking your help. This proposed development provides for 6 dwellings plus underground basement parking to a depth of approximately 3 metres utilizing the entire block where previously one dwelling with 1 family reside.

The investor purchased the property in 2011 when my neighbour passed away, has never lived here, and has always and still does rent out the property. The developer has likened this proposal to 34 Rose Avenue, just around the corner, where 12 dwellings now stand on one block with 2 parking spaces per dwelling. Berith Street and Rose Avenue are now treated to the overflow of cars from this development as it is inadequate for current living requirements. I mention this as only 8 spaces are proposed for next door. 7 for residents 1 for visitors. Where will the overflow park. Our entire street is a School Zone, the entrance gate to the School is only 4 houses from the proposed development. The excessive over use of the block will increase the parking and traffic situation.

causing danger to the safety of the primary school children who use this entrance for Wheelers Heights Primary School.

How can such a proposed high density over development be considered to be appropriate as it is totally out of character with the surrounding properties? At what point do these proposed developments stop? Are the State Government going to allow every resident with a large block of land to development in a similar manner?

The proposed development is offensive jarring and unsympathetic to the Berith Street streetscape and not in character with the surrounding properties.

This development should be rejected in its current capacity

As your brochure says. How Can I Help You
We need your help. Please help us.

Yours sincerely
J Croydon

Mrs Joan Croydon
5 Berith Street

Wheeler Heights 2097

Mob 0421-402105

Email: joan.croydon@optusnet.com.au



APEX ENGINEERS

2.2 Public Transport Services

The local area was assessed for available public transport services that were both easily accessible from the subject site and provide viable alternative options to private trips. This assessment identified that the site lies within comfortable walking distance to a number of bus routes, as listed below:

- Route 146 – Wheeler Heights to Manly. Service operates daily.
- * • Route 158 – Manly to Collaroy Plateau. Service operates only on weekdays.
- Route 180 – Collaroy Plateau to City Wynyard. Service operates daily.
- Route E79 – Wheeler Heights to City Wynyard (Express Service). Service operates only on weekdays.
- Route E80 – Collaroy Plateau to City Wynyard (Express Service). Service operates only on weekdays.

Figure 3 below illustrates the public transport map for the subject site area, outlining the coverage of the above listed bus services. All the above bus services can be accessed from bus stops located along Rose Avenue and Veterans Parade, within a 400m distance (5 minute walk) of the subject site. All the above bus services include accessible services with space for wheelchairs, prams or strollers.

* Route 158 only does 1 trip per morning only weekdays
6:50 am Manly Wharf to Hall Ave, Collaroy Plateau
where it terminates

only does 1 trip in afternoon only on weekdays
4:07 pm from Manly Wharf to Croner

Neither of these 2 bus trips come into
Wheeler Heights

The morning trip from Manly is only 2 stops from the Veterans Parade Shops till it terminates in Hall Avenue.



APEX ENGINEERS

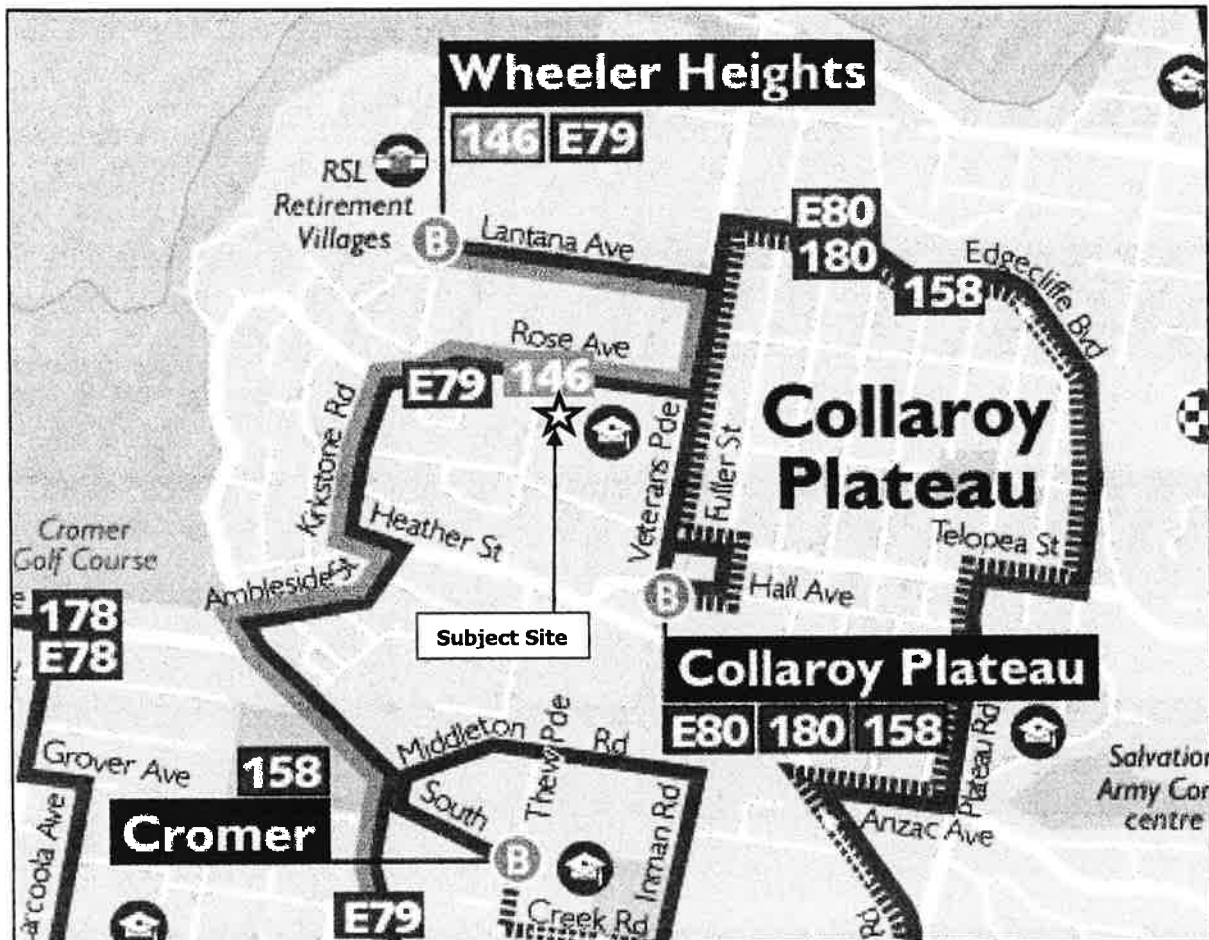


Figure 3: Public Transport Map for the Site Vicinity

As per the above, there are a number of bus services that can be accessed within the close vicinity (5 minute walking distance) of the subject site. These routes operate with various frequencies and provide coverage to much of the surrounding region including destinations such as Manly, Collaroy Plateau and City Wynyard.

In light of the above, it was concluded that the site has good accessibility via public transport. Prospective tenants will be able to carry out most non-local trips through these options, thus reducing the propensity to drive.

25th August 2019

Attention Mr. Rob Stokes

Member for Pittwater

Dear Mr. Stokes Re: DA 2018/1828

We are seeking your help in regard to a proposed block of 6 Units to be built at 3 Berith Street Wheeler Heights. We do not live in a unit area, just a quiet suburban street which is the back entrance to Wheeler Heights Primary School and consequently the entire street is a School Zone. Our large leafy blocks were purchased by us to bring up our families and enjoy our gardens. It seems with the current building trends we are falling victims to the developers who want to spoil our way of life.

In the report commissioned by Boston Blyth Flemming Town Planners report dated 31st October 2018 (page 12) it indicates in Section 4.2.2 (a) "to ensure that the buildings are compatible with the height and scale of surrounding and nearby developments". The houses at number 1 and 7 Berith Street and 25 and 27 Rose Avenue are all single storey dwellings. I live at number 5 Berith Street and my living area is on one level and is only four steps down to my back garden and swimming pool due to the topography of the land. How does this proposed development comply with Section 4.2.2 (a)?

I have 2 very large North Facing windows from which I have the pleasure of the sunlight from 7.45am till 5pm late afternoon. These windows also give me uninterrupted daylight and district views right up to the Bahai Temple at Ingleside. Do I want this outlandish development built on my northern aspect. **Definitely Not.** The whole of the single block of land is to be desecrated to allow this so called senior living units to be built with underground parking for 8 cars, totally inadequate in todays living standards. We have an uphill climb to get to our shops so consequently we all use our cars to get there. It is also more than 400 metres to our shops in Veterans Parade so we are also not within the required distance for senior living, we are actually 465 metres from the shops. All this to be built on one block of land where one family resided for over 40 years.

The latest Engineering Referral Response from Northern Beaches Council dated 22/8/19 states "A Geotechnical Report has not been provided. Please consider this in Planning Assessment" I have been told that a report is necessary for large deep excavations before they can go ahead. It would seem to be imperative that this will occur given it was such an issue with the latest development of 67 units at the War Vets when they found underground water springs. The residents of Collaroy Plateau and Wheeler Heights are aware of these issues.

The Landscape Referral dated 10/04/19 says recommended for refusal. "The proposal at this stage is considered to be incompatible with the existing streetscape and front landscape treatments in the street".

All this just to fill the pockets of an investor who has never lived here, and who just wants to spoil our lifestyle and the peaceful existence that a large leafy block brings. Surely 2 or 3 residences would have been better and no underground parking would be necessary because each residence could have 2 car parking spaces. Would I do this to my neighbours. **Empathically No.** The residents are very concerned at the overcrowding of our local streets due to the increase in traffic because of overdevelopment in our area. I would think that the 67 Units being built at the War Vets should satisfy the Government and of course it is a much more suitable area as it comes with the added extras that are obtainable within the grounds of the War Vets.

Do I want to look at a pile of garbage bins adjoining my property near my letterbox. **No I Do Not.** I have lived here for 27 years at 5 Berith Street and the stress we have had to endure since receiving the letter from the Council in December is unbearable. At the moment the entire front of 3 Berith Street has large Azaleas coming in to bloom and as usual we will enjoy the lovely splash of colour this year.

On their plans the developers stated it is a brick residence with a tile roof. The roof is predominately corrugated fibro with asbestos. There are certainly no tiles on the roof. I have enclosed relevant documents including a copy of a letter I received from Mr Brad Hazzard to Mayor Michael Regan.

Please help us. The proposed development is offensive jarring and unsympathetic to the Berith Street streetscape and not in character with the surrounding properties.

Yours Sincerely



Joan Croydon

5 Berith Street

Wheeler Heights

MOB: 0421 402 105

Email: joan.croydon@optusnet.com.au

Local Planning Panel meeting 4th Sept 2019

RE: DA 2018/1828 – 3 Berith St, Wheeler Heights NSW 2097

Speaker: Rodney Millichamp, 27 Rose Avenue, Wheeler Heights

My wife and I live at 27 Rose Avenue Wheeler heights not 29 Rose avenue as the assessment report states. I'd like to make a point of this as our property is directly affected by the proposed development as we share a boundary and 29 doesn't.

If this development is approved, it will be the 3rd development within 100m of our house. That's the demolition of 3 houses and replaced with 24 seniors housing properties. This is clearly and over saturation of these developments.

Work is yet to commence on 44 Rose Avenue as they are unable to sell all the units which have been on the market for close to 2 years. This shows that there is no demand for this type of development in the area and selling at over \$1.4M the developers are clearly not out to supply affordable seniors housing.

Development Planning

The original application for the development was submitted 15th November 2018

A planning circular issued by the NSW Government Planning & Environment on the 2nd of October 2018 requires that seniors housing developments first obtain a Site Compatibility Certificate if the adjoining land is zoned primarily for urban use. I have been unable to find on the NSW Government SCC website, any evidence showing that this certificate has been obtained. With the 2 other senior housing development applications within 400 mtrs of each other I believe a cumulative impact study should be provided for assessment of the effects these developments will have on the community and infrastructure before approval can be given.

The existing services infrastructure needs to be looked at to assess its ability to supply the new site requirements. We have seen the impacts of improper planning resulting a new substation installed out the front of 34 rose avenue. This infrastructure upgrade implemented at the end of the project completely changed the road frontage aspect from the original DA application.

The Applicant has not provided the required documentation to properly assess the impacts of the development. The Geotechnical assessment report that has been provided was developed for a different DA application for the subdivision of the property. The report itself has a flowchart that clearly states "are proposed excavations greater than 2 mtrs", then a geotechnical report is required. The east elevation of the external plans clearly show that the basement is over 4mtrs below ground level so a complete geotechnical report should be provided. I believe that the site and surrounding properties sit on a rock shelf with minimal soil coverage. Due to the large rain catchment area of Wheeler Heights Public School, it's been noted that there is significant sub soil water flow under these properties. The basement level impacts to the natural flow of subsoil water should be assessed before approval is given.

Privacy

Our property currently has 5 x neighbouring houses that are positioned so as to not have a direct line of site into our living areas. One of the main reasons for the purchase of our property was the privacy it provided and this will be severely reduced with the proposed development.

The assessment report states that the rear development is single story and 27 Rose Avenue will not be affected. This is not the case. External drawings show that the front 2 story development overlaps our side boundary and the unit 4 bedrooms look directly into our property. The proposed timber slats would not provide adequate privacy as they cannot be angled to prevent viewing into all adjacent properties. The Building Code of Australia Clause 3.8.4.2 requires a minimum amount of

natural light be provided to habitable rooms. Windows need to be sized as a percentage of floor area and free from obstructions. The proposed timber privacy screens would severely reduce the amount of natural light entering the rooms.

Documentation

There have been multiple inconsistencies in documentation provided and throughout the assessment process which makes me believe that no real care has been taken in the application or to properly assess the application, for example:

The assessment report speaks of Wheeler Parade which does not exist. I assume that they mean Veterans Parade. Condition 27 of the "Works to be completed during construction" requires the widening of the footpath connection to "Wheeler's Parade". The requirements of this condition need to be made clear to the developer or work will not be completed.

Although the parking provided is as per requirements of 8 spaces there is conflicting information on what is being provided.

- Drawing A03 shows the provision of 7 tenant parking spaces and 1 visitor space
- The Access Report shows 8 tenant spaces and 4 visitor spots
- The Traffic Impact Assessment shows 8 tenant spaces and has no mention of visitor spaces.

According to the *Seniors Living Policy, Urban design Guidelines for infill development*, under the heading for SEPP controls, one visitor parking space should be provided for a development of 6 or less dwellings in addition to the 0.5 residential parking spaces per bedroom. None of the provided documents satisfy the requirement of 8 tenant spaces (that being 0.5 per bedroom) and 1 visitor space.

Statement of Environmental Effects report states that storage areas are incorporated in the carpark. It's noted on drawing A03 that there has been no provision allowed for storage in the carpark for tenants. Hashed areas label SA are not for storage and under the National Construction Code these areas are required to be kept clear for accessible parking. Tennent's will be forced to store items in their parking spaces. This will mean a reduction in the clearances around vehicles causing residents and guests to park on the street.

The hashed areas are also referred to in the application assessment report stating that the car parking spaces are double width and the extra space can be utilized to provide additional visitor parking which is not the case.

In addition, the BCA assessment report submitted for assessment has shown that the proposal has been assessed for compliance to BCA-2016. The building needs to be checked for compliance to the current standards that be BCA-2018.

These are just an example of the multiple errors in the application documentation.

Safety concerns

The current driveway entrance shown in the design is a concern due to the close proximity to the rear entry to Wheeler Heights Public School. At school pickup times there are large numbers of school children walking from this entrance to Rose Avenue. I'm concerned about the 20deg driveway approach to the new footpath. Cars exiting from the carpark will not be able to see small primary school children walking past.

Living directly across the road from the recently opened 34 Rose we have witnessed multiple near miss accidents already with cars exiting the property since its opening.

We believe that the development should be refused purely on fact that the application documentation and the review is flawed. With the current changes being made to the certification of buildings in the construction industry, you would think that design documentation should be accurate and meet requirements. Looking at what's been provided can give a good indication of the developers intent to cut corners and provide sub standard works. I'm not here to judge but from what I've seen across the road from substandard construction processes to OH&S breaches and we are still waiting over a year later for the builder to rectify damage done to our driveway during electrical works for this upgrade. This industry needs to change. The change needs to start by not just ticking the boxes but making sure the boxes are ticked correctly.

25th January 2019

Northern Beaches Council

725 Pittwater Road

Dee Why. NSW 2099

Attention Development Assessment - Mr Alex Keller

Re: Development Application - DA 2018/1828 at 3 Berith Street Wheeler Heights

Dear Alex,

Last night as I was looking through the Submissions received I noticed Geotechnical Report(copy attached) dated 15/11/18 but was actually done on the 25/6/2012 when the owner decided to subdivide the property. The alterations in the report refer to the demolition of the existing garage and swimming pool to get access to the back block. This report is not applicable to the current proposed development but to the subdivision in 2012.

This report was not done with such a huge overdevelopment in mind covering almost the entire block including underground basement parking at a height of 2.800 metres.

Page 3 of Report

Question: Proposed development

Are proposed excavations or fills > 2.0m answer now is yes.

This report has not addressed the current proposed development.

I also wish to draw your attention to the fact that this proposed development is not within 400 metres walking distance to the shops so does not comply with the Sepp requirements.

Yours Sincerely



Mrs. Joan Croydon

5 Berith Street

Wheeler Heights 2097

Mob: 0421 402 105

Email: joan.croydon@optusnet.com.au



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

MN 28241.
25th June, 2012.
Page 1.

PRELIMINARY GEOTECHNICAL ASSESSMENT

FOR

3 BERITH STREET, WHEELER HEIGHTS

1.0	LANDSLIP RISK CLASS (Highlight indicates Landslip Risk Class of property)
<input type="checkbox"/>	A Geotechnical Report not normally required
<input type="checkbox"/>	B Geotechnical Engineer (Under Council Guidelines) to decide if Geotechnical Report is required
<input type="checkbox"/>	C Geotechnical Report is required
<input checked="" type="checkbox"/>	D Geotechnical Engineer (Under Council Guidelines) to decide if Geotechnical Report is required
<input type="checkbox"/>	E Geotechnical Report required

2.0 PROPOSED DEVELOPMENT

2.1 Demolish the garage and living area at the northern side of the house and the pergola, pool and paved areas at the eastern side.

2.2 Remove the existing driveway strips and replace with concrete drive and construct a parking area.

2.3 Subdivide the block into two.

2.4 Details of the proposed development are shown on 1 drawings prepared by High Design numbered 1/2 403 12 HD and dated March 2012.

3.0 SITE LOCATION

3.1 The site was inspected on the 25th June 2012.

3.2 The large rectangular shaped residential block is on the high side of the road and has a westerly aspect. It is located on a gentle slope.

DIRECTOR: J.D. HODGSON, M.Eng.Sc., F.I.E. Aust., Nper3 Struc. Civil 149788

67 Darley Street, Mona Vale NSW 2103
PO Box 389 Mona Vale NSW 1660
Telephone: 9979 6733 Facsimile: 9979 6926



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

MN 28241.

25th June, 2012.

Page 2.

4.0 SITE DESCRIPTION

The property slopes at angles < 10 degrees. Around the developed areas the surface is lawn covered and there is a scattering of native trees. The trees stand vertical and show no signs of movement. No other signs of movement were observed on the grounds. There are no sandstone exposures or faces on the property or in the immediate vicinity. The existing part two storey brick house shows no signs of movement. The adjoining properties are in good condition as observed from the road and the subject property.

5.0 RECOMMENDATIONS

The proposed development and site conditions were considered and applied to the Council Flow Chart.

No further Geotechnical assessment is recommended.

JACK HODGSON CONSULTANTS PTY. LIMITED.

**Ben White M.Sc. Geol.,
AusIMM., CP GEOL.
No. 222757
Engineering Geologist.**

DIRECTOR: J.D. HODGSON, M.Eng.Sc., F.I.E. Aust., Nper3 Struc. Civil 149788

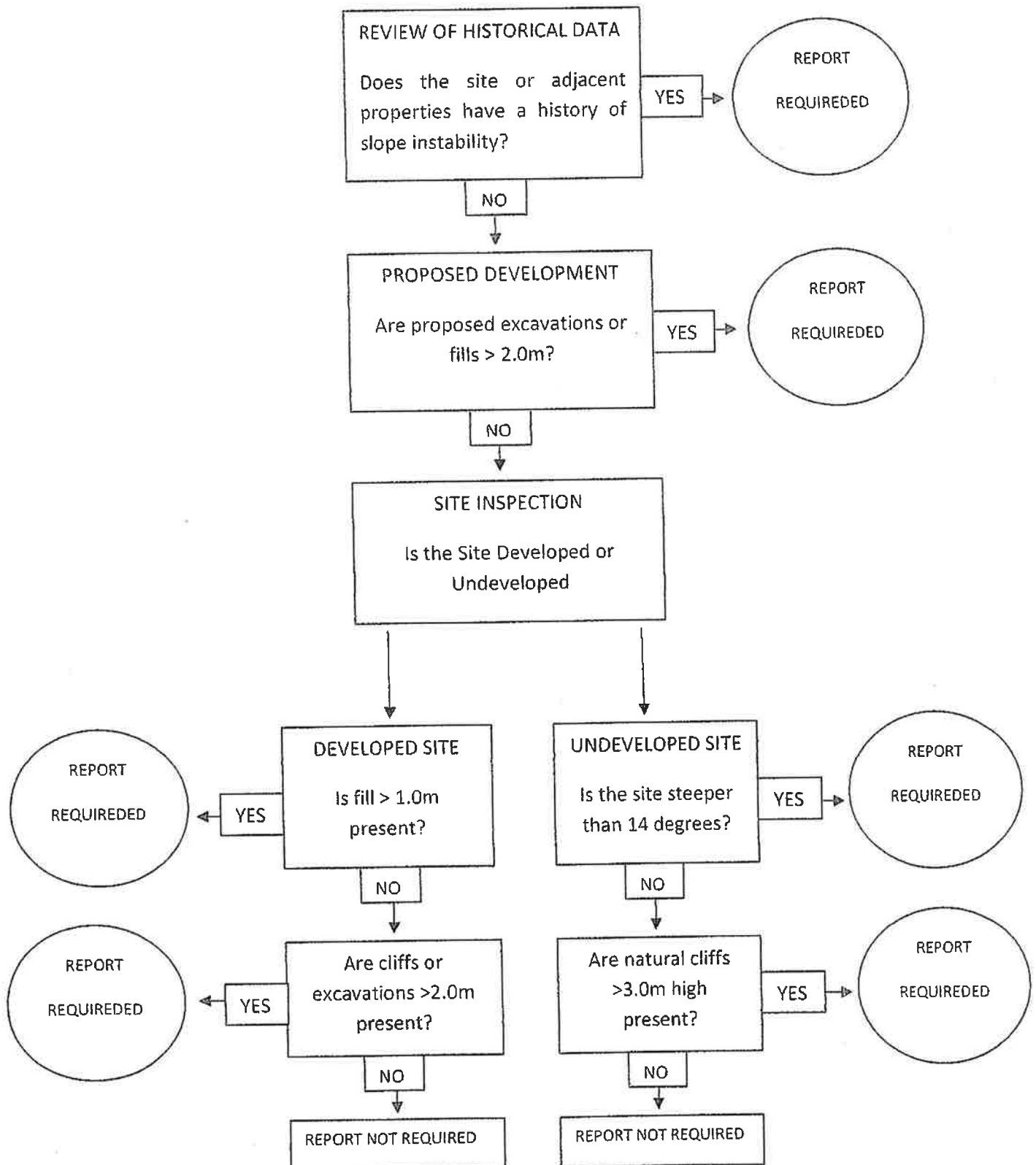
67 Darley Street, Mona Vale NSW 2103

PO Box 389 Mona Vale NSW 1660

Telephone: 9979 6733 Facsimile: 9979 6926

PRELIMINARY GEOTECHNICAL ASSESSMENT FLOW CHART

WARRINGAH COUNCIL



Bronwyn Neal

From: eric rogers <ernooro@yahoo.com>
Sent: Tuesday, 3 September 2019 9:48 AM
To: Council Mailbox
Subject: Northern Beaches Local Planning Panel, DA2018/1828

Categories: SL

For the attention of Carly Sawyer and Bronwyn

Herewith the paper I prepared to be the subject of my address to the Planning Panel on Wednesday 4th September.

After I wrote these notes I became aware of the most recent notices of the Council in which the written objections by my neighbours to the development, written some months ago, had been addressed and apparently, were not considered sufficiently strong to change the planned development at 3 Berith Street.

Is there nothing that can stop this headlong race to destroy our quality of life?

Statement to Northern Beaches Local Planning Panel

For Meeting on Wednesday 4th September at 1pm

Meeting Item 3.4 - DA2018/1828 – 3 Berith Street, Wheeler Heights.

Submission Dated 3rd September 2019

My name is Eric Rogers I speak on behalf of myself and my wife Noreen Rogers.

We live at 31 Rose Avenue in a house on the corner of Rose Avenue and Berith Street, which is the next but one house to 3 Berith Street. The house is that shown on the Location Diagram with the yellow drive.

I am a retired Professional Civil Engineer with a life time spent on the whole gamut of Civil Works including Feasibility Studies and the supervision of a variety of Civil Engineering projects.

I have studied the twelve drawings accompanying the "Notice of Proposed Development, Application No DA2018/1828 dated 05 December 2018"

The Site Analysis Plan: About drainage, the bed rock is not far below the ground surface and when heavy sustained rainfall occurs, the first flush of storm water is quickly absorbed in the shallow soil and the following rain water runs across the surface of the bed rock. The bedrock outcrops under my house, (which is not an uncommon feature of Wheeler Heights houses). In heavy rain storms the water runs off the rock outcrops and drains away through a storm water drain under the house. Even in dry weather this drain is constantly draining seepage that collects in the basement.

Torrents of rain water race down the road gutters outside our house in heavy rain falls.

Careful thought needs to be given to the drainage of storm water across this site, **particularly that which runs on or into this site from the adjacent neighbouring high ground, before approval is considered for this development.**

The Basement Plan: This plan shows a total of 13 car parking spaces in the basement, with only 8 allocated to car use. What are the 5 other spaces – shown hatched - to be used for, perhaps storage of the overflow of possessions, or visitor parking?

It is not unusual for households to have two vehicles of one sort or another. It is also not unusual for lock up garage space to be a safe storage space for the overflow of personal possessions. Whatever the reason, more vehicles are parked on the adjacent roads. We have already witnessed this happening in Rose Avenue with the overflow into Berith Street from the nearby new development in Rose Avenue. There are times in the day when Berith Street is full of cars parked by parents waiting for their children to end school - higher up Berith Street. We already have, at times, vehicles parking leaving the minimum space for us to enter and to leave our driveway and by so doing block our line of sight, similarly our line of sight to enter Rose Avenue from Berith Street is blocked by vehicles parked on Rose Avenue.

Footpath Plan: This plan shows a new footpath starting from the exit from Lot 3 travelling North across Lot 1 and across our access to our property at 31 Rose Avenue to meet the existing footpath along Rose Avenue. **Is this new footpath really part of this development? This is completely outside the boundary of Lot 3.** The drawing shows “New driveway crossing as required to suit new path levels” at the entrance to our home. What safeguards do we have that the construction work will be carried out

- a. to the Council’s normal construction standard and
- b. that we will not be expected to pay for this part of Lot 3’s development and
- c. that we will not suffer any disadvantage to our existing amenity?

On a personal note: We are aware of the Government’s policy to house more people in the Northern Beaches. The developments that have so far taken place in this vicinity are in keeping with the normal individual home unit of the suburban model of accommodation. The unit type of accommodation proposed for Lot 3 Berith Street is more suited to more densely packed accommodation such as in, or close to, a town and is totally out of place in this suburban area. We strongly urge that it is not approved in its present form.

Quality of life is precious thing, do not destroy that which we have earned and fought for during our working lives just to satisfy the requests of a single non resident.

Eric Rogers

Sent from Mail for Windows 10



View from main lounge room

5 Berith Street
Wheeler Heights

View from family room
& kitchen

5 Berith Street
Wheeler Heights

View from main lounge room

5 Berith Street