
Sent: 3/03/2020 2:58:49 PM
Subject: DA2019/1173 3 Berith St Development
Attachments: New council letter 3.doc;

Hi Carly

Thanks for the opportunity this morning to discuss matters relating to the proposed development at 3 Berith Street Wheeler Heights.

I would like to confirm I will be addressing the panel tomorrow, and have attached a supplementary submission on behalf of my wife and I.

Regards

Robert and Christine Barnes

Northern Beaches Council
725 Pittwater Road
DEE WHY NSW 2099

10 Berith Street
WHEELER HEIGHTS NSW 2097

March 3rd 2020

Dear Sir/Madam

NOTICE OF PROPOSED DEVELOPMENT

Application No:	DA2019/1173
Address:	Lot A DP 411784 3 Berith Street Wheeler Heights
Description:	Demolition of existing development and construction of a Seniors Housing development comprising 6 x infill Self care housing units and basement parking, and Strata subdivision

SUPPLIMENTARY SUBMISSION

We have now had the opportunity to review the Development Application Assessment report. This was not received by us but a copy was given to us by another resident. Very disappointing as we are directly opposite this proposed development and should be aware of any correspondence.

Most of our concerns have at least been addressed albeit with contradictions regarding number of parking spaces, etc.

The following issues still require clarification.

The non compliance issues namely:

- (1) the rear set back violation.
- (2) distance to the shopping area. Apparently using your software it is 397m. Perhaps if you re-examine from the portico rather than the extreme northern tip of the property you will find it exceeds 400m.
- (3) 2 or 3 stories? It has been pointed out that the entrance to the basement is only 600mm above ground level, yet the underside of the ground floor veranda is surely the correct point to measure. Using my scale rule I think this is greater than 1m and therefore comprises another level.

As an engineer myself, non compliance is non compliance and therefore can not be ignored.

We are also concerned with the lack of professionalism of this developer throughout their application process, we are particularly worried with regard to asbestos removal. A non-professional demolition will result in hazardous materials spread throughout the area.

Despite our concerns previously no one has acknowledged that the existing building is fibro with corrugated asbestos roofing clad in the 70's with brick veneer.

I am still trying to digest the Geotech reports surrounding this ever deepening hole.

Lastly; we note all the conditions that will need to be met prior to receiving a construction certificate; unfortunately it appears we will not be able to see drawings with these amendments and therefore unable to comment.

We look forward to discussing all issues with the panel tomorrow.

Robert Barnes	0401 886 536
Christine Barnes	0402 780 798