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Subject: Application No: DA2019/1173 - Firmly Object to the Development

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14th November 2019

Dear Sir/Madam,

Re: NOTICE OF PROPOSED DEVELOPMENT

Application #: DA2019/1173

Address: LOT A DP 411784 3 Berith Street, Wheeler Heights

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.

There are a number of reasons to reject this application.

Missing Documents

- Excavation marked as “not required” – however significant excavation required for underground parking
- Construction traffic management “not required” – however this is a school zone and school drop off street. It will not be able to handle large trucks

Impact to local Neighbours

The application states “most observers would not find the proposed development offensive, jarring or unsympathetic to the Berith Street landscape...”. This is the opposite of the local resident sentiment from resident in Berith Street and Rose Ave. A poll or survey of c. 30 local residents would enforce this position and objection to the development.

The development would have a significant and detrimental impact to neighbours at 1 and 5 Berith Street. From a lifestyle perspective, from an impact to their property restricting sunlight and views, which will impact the value of their homes.

Low Density Area

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. Development proposals should be considered very carefully as this development could overwhelm the street, ruin the lives of all families who live on the street, and put school children at risk who access the street on a daily basis to attend Wheeler Heights school.

Does not Align to Existing Street Design

The proposed design is out of keeping with the street's strong design and historic character. For example no other dwelling has a balcony, no other dwelling has an underground car park or lift.

Excavation Impact

The excavation required will be approximately 4 metres below the surface. This is a significant excavation and impact to the land and surrounding land.

Asbestos

The roof and wall are thought to contain asbestos. The removal of this could be a huge risk to local school children, families and the older population in the street.

School Zone

Berith Street is in a school zone. 492 students go to Wheeler Heights school. Berith Street is an access point to the school. At drop off and pick-up times the street is full of cars, many of which struggle to find a parking space, with parents dropping and picking up their children. A proposed development will mean multiple large trucks, large excavation trucks and large haulage trucks on the street that will put children in potential danger, create additional risk and stress for all of the children and parents. With so many school children accessing the street, we have a duty of care to ensure that they are protected.

Does not meeting Department of Infrastructure, Planning and Natural Resources housing for seniors guide, such as:

1. Topography - there is currently no footpath on either side of Berith Street, therefore this does not meet the Department of Infrastructure, Planning and Natural Resources requirements - the proposed introduction of a footpath on either side will again create more commotion, disruption, chaos, danger and risk for the families and children who access Berith Street
2. The site is over 500 metres to the shops. The Department of Infrastructure, Planning and Natural Resources recommends under 400 metres. Again this makes 3 Berith Street an unsuitable location for this development as over 55 housing is required to be a shorter distance for older people
3. Sloping - 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
4. There are not sufficient rest stops every 50 metres to the shops. Again this makes 3 Berith Street an unsuitable location for this development

Health impact

There are a number of retirees in Berith street. The disruption and commotion will cause a massive stress on these residents who are supposed to be enjoying a quiet retirement. Importantly school children age 5 to 12 years old walk up/down Berith Street before and after school.

In addition to the risk of trucks and additional traffic. There will a significant amount of dust and debris in the street that could damage small children's health.

Over supply of Senior Housing

In addition there are already a significant number of over +55 developments and villages in the local area e.g.: 1. War Veterans 2. Plateau view aged care 3. 34 Rose Ave 4. Berith Street 5. 10-16 Rose Avenue. Therefore, I believe the existing senior housing that is available would meet the requirements for local senior housing and I question the need for an additional development.

I understand that senior housing is required, however for the above mentioned reasons 3 Berith Street is unsuitable and does not meet the Department of Infrastructure, Planning and Natural Resources housing guide.

Regards
Rebecca Plester