

26th November 2019

Northern Beaches Council

725 Pittwater Road

DEE WHY 2099

SCANNED
NORTHERN BEACHES
COUNCIL

28 NOV 2019

20__ /

Northern Beaches Council
Customer Service
Received

27 NOV 2019

Signature

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. The impact of this overdevelopment of the block where one family used to reside will deprive me, because of the height of the proposed development, of my solar access, daylight, privacy and district views. My home was designed with large north facing windows to gain the maximum solar access and daylight to my main living areas, my family room, kitchen, dining room and living room.

It would seem that the residents come a very poor second to the developers. I found out yesterday that it doesn't matter that I get my sunlight and daylight in winter from my north facing windows from 7.30am to 4.45pm. The shadowing of this huge development on my home, including my north facing windows according to Council LEP is no problem as it's my side view (my home will be shaded or partially shaded throughout the whole day). It doesn't matter that I'll be deprived of the sunlight, daylight, privacy and district views that I have had for 27 ½ years because a greedy developer can come along and put six units in a low density housing area. **Well guess what, it matters to me.**

I was told that the Warringah LEP is against overshadowing of open spaces, so as I also fall into that category I am requesting a 3D shadow diagram re the overshadowing of my open spaces which includes my front balcony and courtyard which runs the length of my dining room/living room, my back deck which runs the length of my family room/kitchen and my backyard with a swimming pool. My front balcony, deck and backyard with a swimming pool will all have shadowing because the development application is on my northern aspect thereby robbing me of the important things in life like sunlight and daylight due to the overshadowing. I am quite happy for the developers to come to my home and view for themselves what they are doing to destroy all the things that I enjoy in my family home. According to the shadow diagrams my courtyard and balcony will be in shade all day till round about 3pm when they will have some sunlight. Well big deal. In winter I'll actually get some sunlight about 3pm. Meanwhile the back deck and garden will have none whatsoever. Aren't I lucky. **Totally unacceptable.**

I would like to request that height poles be erected on the site of 3 Berith Street which will clearly show the height and setbacks and the bulk and scale of the shadowing that will occur to my property including open spaces. This will also allow Council to objectively assess the existing streetscape and the impact that this development will have on the amenity of the surrounding area.

The adjacent neighbours and residents of Berith Street and Rose Avenue are totally against this overdevelopment. They have had to put up with the problems at 44 Rose Avenue with the excavation of the site and the issues that have arisen because of it. We do not want or need a development of this size in our leafy street. Perhaps had the developers designed something more traditional and in keeping with the streetscape with suitable cottages on one level with attached garages and no excavation there would not have been such an outcry against the development.

Yours Sincerely

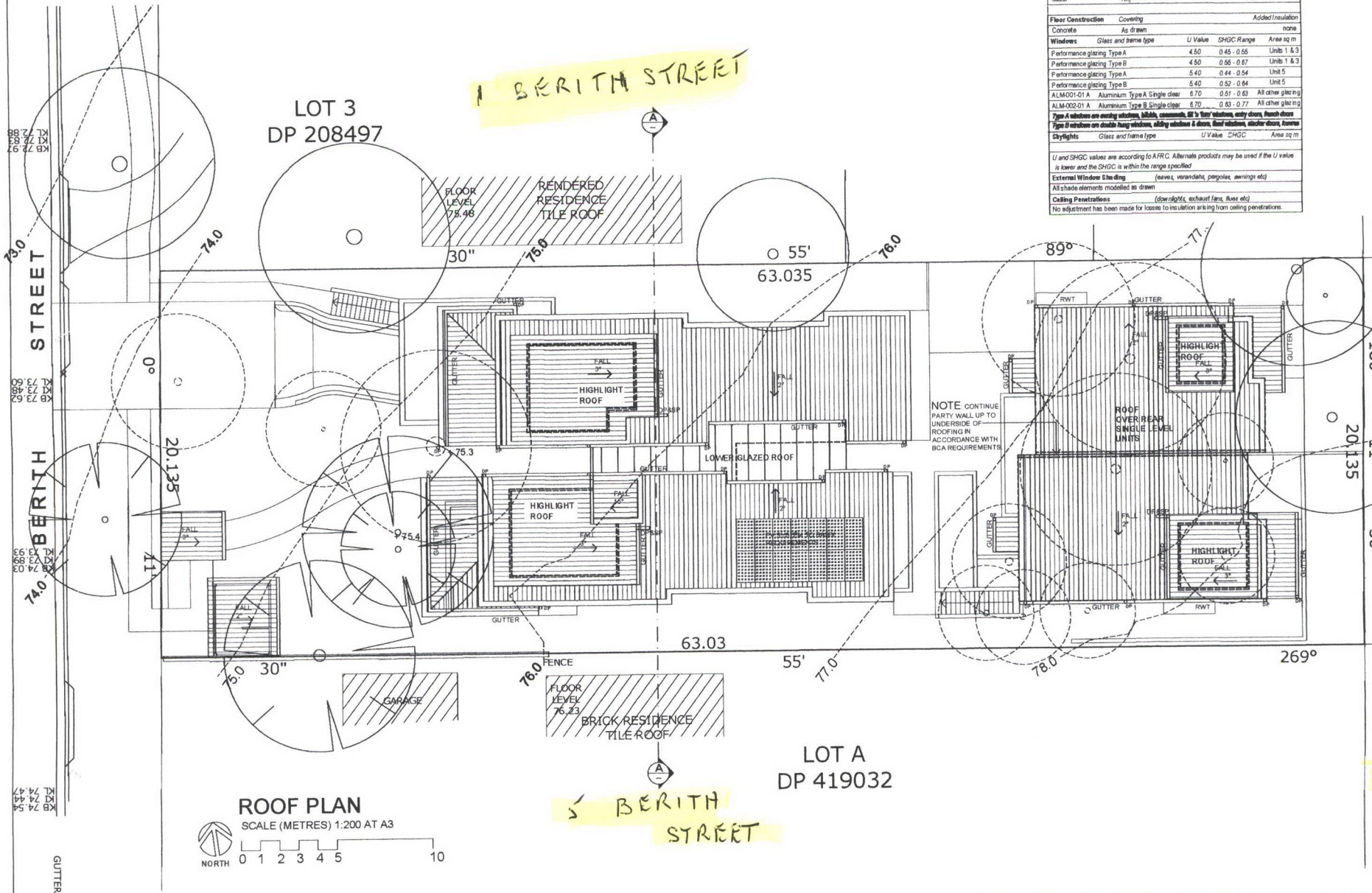
Mrs. Joan Croydon

5 Berith Street, Wheeler Heights

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Solar and views from front balcony that will be lost with DA 2019/1173





August 2018		BSA Reference: 13918	
Building Sustainability Assessments		Ph: (62) 4862 3439	
enquiries@building-sustainability.net.au		www.building-sustainability.net.au	
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assess Certificate and takes precedence over any other specification. If different construction elements are applied then the Assess Certificate is no longer valid.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction		Added Insulation	
Cavity Brick		R1.0	
Internal Wall Construction		Added Insulation	
Brick		none	
Brick (party walls)		none	
Ceiling Construction		Added Insulation	
Plasterboard		R3.5 to ceilings adjacent to roof space and double above	
Roof Construction		Added Insulation	
Metal		Foil + R1.0 blanket	
Floor Construction		Added Insulation	
Concrete		As drawn	
Windows		Glass and frame type	
Performance glazing Type A		U Value	SHGC Range Area sq m
		4.50	0.45 - 0.55 Units 1 & 3
Performance glazing Type B		4.50	0.56 - 0.67 Units 1 & 3
Performance glazing Type A		5.40	0.44 - 0.54 Unit 5
Performance glazing Type B		5.40	0.52 - 0.64 Unit 5
ALUM001-01 A Aluminium Type A Single clear		6.70	0.51 - 0.63 All other glazing
ALUM002-01 A Aluminium Type B Single clear		6.70	0.43 - 0.77 All other glazing
Type A windows are existing windows, double, aluminium, all 3 tier windows, entry doors, French doors			
Type B windows are double hung windows, sliding windows & doors, fixed windows, slider doors, louvers			
Skylights		Glass and frame type	
		U Value	SHGC Area sq m
U and SHGC values are according to AFRC. Alternative products may be used if the U value is lower and the SHGC is within the range specified.			
External Windows Shading (eaves, verandahs, pergolas, awnings etc)			
All shade elements modelled as drawn			
Ceiling Penetrations (downlights, exhaust fans, flues etc)			
No adjustment has been made for losses to insulation arising from ceiling penetrations.			

LEGEND

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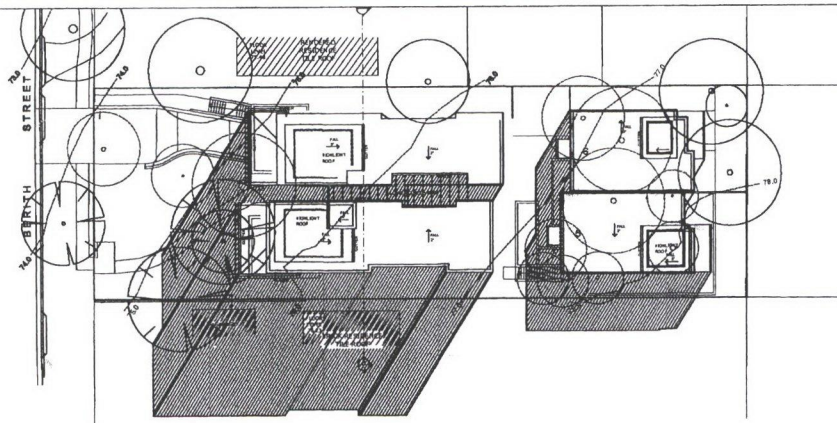
Client
ASTUTE INVEST Pty Ltd
 ACN 629 772 765

Project
3 BERITH STREET
WHEELER HEIGHTS
 LOT A IN DP 411784

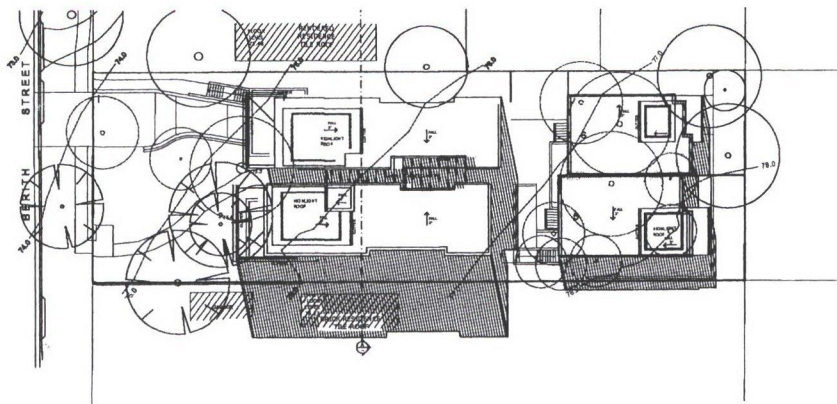
Drawing
ROOF PLAN

Scale 1:100 Drawn BR
 File DA Berith St A.dwg checked BR
 Plotted 7/11/2018 4:22 PM
 Job No 1801
 Version DA Drawing No **A07**

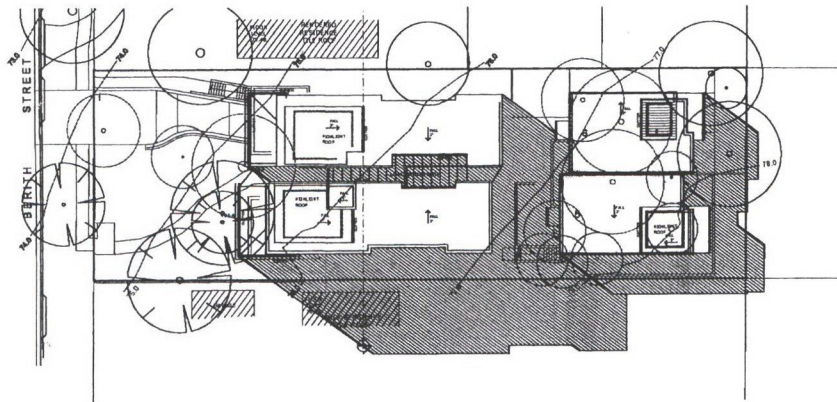
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 Do not scale off this drawing. Use figured dimensions only.
 Vary as dimensions on site.



9 AM
SHADOW DIAGRAM
MID WINTER (21 JUNE)



NOON
SHADOW DIAGRAM
MID WINTER (21 JUNE)



3 PM
SHADOW DIAGRAM
MID WINTER (21 JUNE)

LEGEND

ISSUE DATE AMENDMENTS



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Client
ASTUTE INVEST Pty Ltd
ACN 829 772 765

Project
**3 BERTH STREET
WHEELER HEIGHTS**
LOT A IN DP 411784

Drawing
SHADOW DIAGRAMS
MID WINTER
9 AM, NOON & 3 PM

Scale 1:100 Drawn BR
File DA Berth SE A.dwg Checked BR
Plotted 7/11/2018 4:22 PM
Job No 1801
Version DA Drawing No **A10**

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