
Sent: 3/05/2021 10:10:16 AM
Subject: Mod2021/0160 DA2019/1173 Lot A DP 411784 3 Berith Street Wheeler Heights
Attachments: 3 Berith Street.docx;

Please find attached our submission re the above development application.

Robert and Christine Barnes
10 Berith Street
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Northern Beaches Council

Attention: Development Assessment

Modification No: Mod2021/0160 DA2019/1173

Address: Lot A DP 411784 3 Berith Street Wheeler Heights

And so, it continues –

We have reviewed the ‘latest’ plans for the development at the above address and are dismayed that concerns have not been addressed and other new issues have been raised as follows.

1. BARR “may not comply” however may be determined at construction certificate stage”.
TOO LATE.
2. Waste Management – 8 bins – as discussed previously 12 bins are required. **PROPOSAL UNSUPPORTED**
3. Latest Technical Report – “sandstone of high strength likely to be encountered”.
Our house at No 10 directly opposite is built on brick piers yet NO recommendation for pre check.
4. Original tree removal was approved as liquid amber acted as screen to this 3-storey building.
NOW liquid amber is to be removed exposing the building.
5. Changes to cladding, roof design and frontage sought – yet no artist impression provided.

We are also still concerned with the safety of cars leaving the property as the visibility from the underground driveway could be a problem for pedestrians. Reminder that two schools are in very close proximity to this property.

An original concern (and this has not changed) is the parking in Berith Street – we are getting cars in our street from people in Rose Avenue who don’t want to park in their own street.

Our opinion remains unchanged that this is not in keeping with the rest of the street scape and moreover is another developer money grab in this area’s over saturated over 55 accommodation.

Other over 55 buildings completed in this area over the last couple of years have been less obvious in the streetscape. No 34 “Banksia” Rose Avenue which contains the same number of units as suggested in this application (plus individual carports with NO underground parking) is a very subtle development and in no way is obvious of its content from the road.

We do appreciate that No 3 Berith Street is due for an upgrade but the one suggested in this DA is totally unrealistic.

Until a month or so ago, No 3 Berith Street had been totally neglected and an absolute eye sore and health hazard.

After a complaint about the state of the property was put into Council by a resident in the street we assumed the building would revert to becoming an 'unofficial' boarding house as it had been previously.

If approval for this development is granted, we would expect favourable outcomes as we all apply for additional stories on **all** our properties.

We are in total agreement with all the points raised in D. Waterhouse's submission.

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