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**Sent:** 5/01/2019 12:55:29 PM  
**Subject:** Online Submission

05/01/2019

MRS Amanda Spencer  
1 Berith ST  
WHEELER HEIGHTS NSW 2097  
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**RE: DA2018/1828 - 3 Berith Street WHEELER HEIGHTS NSW 2097**

5th January 2019

I strongly oppose the seniors housing development application being proposed next door to my property, 1 Berith Street.

My family & I have lived in our present home for 34 years. A testament to how much we enjoy living in the area. I am concerned this development will have a huge impact on our home & the neighbourhood.

On the current site sits a single level dwelling which accommodates a family of 4. The block is lush, rich in flora & wildlife yet this same secluded parcel of land could potentially accommodate 24 people, 8 cars, all tightly squeezed onto the same parcel of land.

According to the North elevation we will lose our right to sunlight by the proposed buildings overshadowing our backyard.

Our privacy will be invaded. The top level windows will look directly onto our property thus reducing our quality of life. I note the proposed rear properties are single level dwellings. This is in accordance with school privacy laws yet no consideration is given to the right of privacy to neighbouring properties.

The site analysis plan depicts the new development to be built closer to the street than the original house. This will reduce the amount of natural light on the southern side of my property, impacting upon the kitchen & dining room.

During heavy storms my property & surrounding homes receive excess water overland flow from the neighbouring school. This has been an ongoing problem & unless adequate drainage systems are in place for the proposed development I am concerned the amount of run off will increase.

The plans for 6 dwellings will add to our already congested street parking.

The new residents will most likely have 2 cars or more per unit, combine that with numerous visitors & our once quiet residential street will become chaotic.

Berith Street is a school zone & my concern is also for the safety of the local children. The proposed driveway will have multiple cars crossing over thereby increasing the risk of a child being injured. Every afternoon I witness the school children race along the nature strip to meet their parents in nearby parked cars. The development proposal will now significantly reduce the availability of parking for school drop offs & pick ups thus creating a dangerous situation. Over sized trucks from the building site will also be hazardous.

During construction the noise level will be extremely high. I work shift work & will be unable to sleep during the day.

The drilling & excavation of land to build the basement car park may cause cracks & stress damage to the neighbouring properties.

Rats are already a problem to myself & neighbours. An infestation of rats exists below the current house of 3 Berith Street. Our electrician identified this problem when he did some work for our neighbour. He said 'rats were everywhere under the house'. The house also contains asbestos. Both these factors pose a health risk should the present property be demolished. What safety measures will be in place?

The proposed facades of the 2 storey dwellings are stark & appear to be surrounded by concrete. The plans do not include any landscaping other than a randomly sketched tree. I feel this is out of place with the already established front gardens of properties 1 - 5 Berith Street. These gardens are abundant with camellias & azaleas, when in season these evergreen shrubs create a blaze of colour & are aesthetically pleasing to the street scape.

Whilst change & progress are inevitable, I feel that this proposal of 6 densely built homes will create too much congestion & subsequently the local character of the suburb will be lost.

I would be grateful if you could please consider my submission.

Yours sincerely,  
Mrs Amanda Spencer