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Subject: Online Submission

09/03/2019

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RE: DA2019/0107 - 44 Rose Avenue WHEELER HEIGHTS NSW 2097

Northern Beaches Council
725 Pittwater Rd
Dee Why NSW 2099

RE: DA 2019/0107 - 44 Rose Ave, Wheeler Heights NSW 2097

To whom it may concern,

This letter is an application response to the proposed development of 6 x over 55 living units at 44 Rose Ave, Wheeler Heights.

We would like to raise our concerns about parking, traffic congestion, multiple over 55 SEPP developments nearby and the out of character design of the proposal.

There have been multiple applications and developments in the area recently. The newly opened over 55s development at 34 Rose Ave (45 metres away from this development) has highlighted the effects of removing 1 house and building 12 dwellings with no visitor parking. Some of the immediate issues we have noticed since the opening have been:

- A significant increase in traffic congestion

- Multiple near miss accidents from residents exiting the property onto a busy road due to low visibility caused by parked cars

- Reduction of street parking in the area

- The final outcome does not reflect the application design e.g. the design intent for the street frontage was not met

- It has also been raised there is a possibility that the property is not been used solely for over 55s nor those with a disability.

With another SEPP over 55's development application lodged for 3 Berith St consisting of 6 x units is another example of our neighbourhood being saturated with these types of developments.

An ammendment to the SEPP states that applicants must provide a cumulative impact study where the subject land (or any part of the land) is within one kilometre of two or more other similar sites.

As this is a new updated development proposal within 100m of 34 Rose Ave's SEPP development and potentially 3 Berith St we believe a cumulative impact study should be completed due to the close proximity these developments all have to each other. No

consideration has been given to the impact this will have on our community.

Rose Ave is an already busy road artery for those that live here and is only getting busier as it is used as a local short cut from Beacon Hill to Narrabeen plus with ever increasing local street traffic and on street parking due to an influx of secondary dwellings (i.e 'granny flats') and the precedence appearing to be set for SEPP developments now being built within the area is only making Rose Ave busier and on street parking harder and the street more unsafe. Having 2 x primary schools on Rose Ave is making the safety of children and local residents more and more dangerous.

The design of this 6 unit complex is completely out of character with the rest of the neighbourhood. Rose Ave is made up predominately of single and double residential dwellings with much tree coverage that this proposal is not in accord with and we believe it will have an adverse visual impact which does not suit the character of the street nor the neighbourhood. Unit blocks are not in-keeping with the rest of the street or neighbourhood!

We have been exposed to the negative affects these types of developments have had on our neighbourhood with this being the third proposed development surrounding our home within <30 metre radius. It is a further example of how our neighbourhood is being saturated with these types of dwellings without the appropriate infrastructure to handle them.

We are strongly opposed to this development as are all of the local neighbouring residents. The uncontrolled environment of the continual appearance of these types of developments is causing much distress and heartache to all surrounding neighbours.

Regards
Helen & Rodney Millichamp