

---

**Sent:** 9/03/2019 3:12:55 PM  
**Subject:** Online Submission

09/03/2019

MR Craig Gilmour  
58 Rose AVE  
Wheeler Heights NSW 2097  
craiggilmour@bigpond.com

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

To whom it may concern,

Once again we find local residents facing the over development of their local area due to loopholes in local government planning requirements.

Please note I have been a resident of Rose Avenue all my life, some 54 years.

I have seen many changes in the area over these years, though nothing that impacts quite as much as the recent high-density developments in our street, including the current. This development will no doubt funnel many vehicular movements and any overflow parking requirements onto Rose Avenue.

I seriously question the outlined traffic and parking report for this current development. The report paints a picture-perfect scenario for Rose Avenue outlining minimal impact. For anyone living or visiting Rose Avenue would know this is not the case.

The report classifies Rose Avenue as a collector road. Realistically over recent years, Rose Avenue is increasingly being used as part of an alternative route between Warringah Road, Beacon Hill and Pittwater Road, Narrabeen. It is also being used by drivers avoiding Pittwater Road, Dee Why to Collaroy from Brookvale to Narrabeen. Cromer residential and industrial areas are also served access by Rose Avenue from the North. Increased developments scheduled for Willandra Road plus the Wheeler Heights shops will only further impact Rose Avenue and the surrounding streets.

Rose Avenue also services the 146 bus route, with 2 busses each way per hour. For myself and others, Rose Avenue is anything but a collector road. It is often difficult to exit onto the road from our driveways at any given time.

Two Schools, a Church, numerous Granny flats and the current resident parking overflow is already utilising street parking including the recently completed high density development at 34 Rose Avenue, which anyone living locally would have already seen the additional impact of such to the existing streetscape. All is located within 100 metres of the development and drivers find the parking is already restricted. Currently the overflow at times is ending up in the Augusta Shopping Centre and surrounding streets due to the lack of available parking positions.

It is also interesting to note that the current development application and no doubt related site inspections for this revised development have coincided with the Christmas school holidays period.

Please note this period is not a true reflection of the general parking or traffic demands, therefore observations for these at this time should not be considered as a reflection of general use. I would suggest for a true reflection the area be viewed on a Friday morning between 7-9am on a School day.

I would strongly request council consider the impact of the development on local residents and decline approval.

Yours Faithfully,

Craig Gilmour.