

---

**Sent:** 9/03/2019 8:05:58 PM  
**Subject:** Online Submission

09/03/2019

MR Peter Knoechel  
- 38 Rose AVE  
Wheeler Heights NSW 2097  
sals.kaos@optusnet.com.au

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

**Traffic**

Now that the SEPP5 (12 townhouses) one house block away from this proposed development (34 Rose Ave), has been completed and occupied, the impact felt by the neighbourhood on the street traffic is significant; the development has NO visitor parking to cater for the services required, friends and relatives visiting, and the extra cars that cannot be housed on site, the street is congested with parking; particularly across the frontages of 34, 38, and 42 as well as on the opposite side of the street. Since occupation it has become dangerous to exit our driveway without a helper outside the vehicle checking for approaching cars. Adding more townhouses to this street with limited parking will only exacerbate the problems of parking in Rose Ave and chaos in entering and exiting driveways.

**Road Crisis during Construction**

We are concerned that during construction of the proposed development it will be almost impossible to safely exit and enter our driveway most of the day. As there is no room for on-site parking for work vehicles, cement trucks, delivery trucks etc those will be forced onto the street and, unless there is a traffic management systems in place for the full work day many residents will be hampered from entering and exiting their homes safely; a particular issue during school start/finish when there is increased traffic density coming into and out of Berith St as well as the already gridlocked Rose Ave. Further, school children and other pedestrians are already impeded in getting up and down the road. There is nowhere to cross safely as vehicles are unable to see past the traffic in front of them and the parked cars on either side of the road. No such traffic management was in place when 34 Rose Ave SEPP5 was under construction and it is a miracle that no more than broken side mirrors resulted.

**Trees**

The application requires the removal of all trees on the block. The green that is replanted will not make up for those mature trees. This is, at best, destructive to the habitat of local birds and animals. It appears the only tree retention is that of the trees of the neighbours or on the boundary line. This is very disappointing as many birds use these larger trees for nesting. Of greater concern though is the overall environmental impact of this tree removal. We believe that this is going against what is in the best interest of climate protection, carbon absorption, urban cooling, etc. Given how difficult it is to have a tree removed in this area on private property we are at a loss as to why these trees can so easily be disregarded.

**Green Zone**

Unless the hard surface driveway is considered green zone, we are at a loss as to see how this development can comply with even the lesser green zone requirements for SEPP5 developments let alone Council requirements.

**High density development overtaking an area marked low density zoning**

Finally, we want to reiterate that this SEPP5 development is only one house block away (despite the numbering) from the already constructed SEPP5 development at 34 Rose Ave (DA2016/0621). That is, already we are experiencing high level development in a low density

zone on our Eastern side. If this second SEPP5 is approved, our quality of living will be greatly diminished as we will be basically surrounded by high level development.

Thank you for considering our concerns

Peter and Sally Knoechel