

## BACKGROUND

We are property owners at 12-14 Mitchell Avenue Jannali NSW 2226. We have lived in the Shire for around 8 years – in the same property. The fundamental point we would like to make is regarding the re-zoning of our street (more specifically the northern side of Mitchell Avenue), which is the opposite side of the street to our property. We object strongly to this re-zoning proposal as in the draft LEP – which would change the zoning from the present low density housing to high density housing. Under the proposed high density zoning blocks of flats can be erected – up to four stories high, at a height of 16 Metres.

## OUR OBJECTION CLEAR STATED

The northern side of Mitchell Avenue Jannali should not be re-zoned high density.

## REASONS FOR OUR OBJECTION

1. **TRAFFIC CONGESTION:** The main reason is that adding such large numbers of residents to the street will add to the bottlenecking of traffic that already exists in Mitchell avenue (bottlenecking at the roundabout at Mitchell Avenue and Jannali Avenue just before the Jannali station bridge). Severe obstruction already exists in the street due to the street being an arterial connecting road from many suburbs that have to across the railway bridge at Jannali station. Suburbs such as Como, Bonnet Bay use Mitchell Avenue to gain access to the shopping centre at Jannali as well as access to Miranda and the Princes Hwy. The bottleneck occurs during peak hour traffic from 7-9 am, and from around 4 to 6 pm. Another factor causing large traffic volume is cars wanting access to the Eastern side of the railway track from the Woronora By-Pass, then cutting through via Mitchell Avenue. Traffic congestion is a major issue in Mitchell Avenue and will be severely increased if blocks of flats are added to the street.
2. **SAFETY CONCERNS BECAUSE OF THE BLOCKING/CONGESTION OF TRAFFIC IN MITCHELL AVENUE.** If there is a fire or some other disaster on the Western side of Jannali station bridge, huge volumes of vehicles will seek exit/escape over the Jannali bridge. Because of the already existing bottleneck issues in Mitchell Avenue – particularly at peak hour times, safety will be jeopardised with escape impossible. Mitchell Avenue is a major arterial road across the railway track – one of only few points of access, so to increase residential homes (flats), which will of course also increase cars exiting the flats and volume of cars to increase is a severe danger in an emergency. I understand for this reason – exit/safety/emergency escape that the proposed zoning change from current low density to high density for Soldiers Rd was knocked back, due to a submission from NSW Fire Brigades. This logic holds true for Mitchell Avenue – actually more so, because more roads that Soldiers Rd feed into Mitchell Avenue..
3. **SUMMARY/RECOMMENDATION:** Re-zoning the northern side of Mitchell avenue will increase bottlenecking/congestion across the Jannali railway bridge. It is dangerous. It is our belief that at most the zoning of both sides of Mitchell Avenue could be changed to medium density, but not high density as is proposed for the northern side of Mitchell Avenue. This is a reasonable compromise which will not add the large numbers of cars to the street that blocks of flats will.

Thank you for considering our submission.

Mr Rick and Mrs Lourdes Brennick  
 12-14 Mitchell Avenue Jannali NSW 2226  
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