

# Submission Against Proposed Roseville Development

This submission has been prepared by a long-term resident of Roseville having purchased the property in Roseville Ave in 1984 and continuously lived here for over 40 years.

**The following issues are causing concern.**

## **1. Building form and Design**

- a. Height Issue – Buildings will over-shadow many of the nearby properties and dominate that skyline as a block of 4.
- b. Setback of buildings is currently set at 10m in Ku ring gai – this building has only 6m setbacks. This further emphasises the size of the proposed development and increases the blockage of sunlight in the neighbourhood.
- c. This development appears to be the only proposed buildings this area, again will dominate the skyline.
- d. It appears that a number of trees will be removed as the Development proceeds, Ku ring gai Council last year were requesting residents to plant additional trees as the canopy for Roseville was down to 35%.

## **2. Transport**

- a. 267 additional dwellings and 344 car-spaces including visitors' spaces, means significant additional car movements. While some of these units will have occupants that may take public transport there will be a significant number who will use cars to commute to their workplaces and for shopping/leisure activities.
- b. Noting that there is a mix of 4-bed, 3-bed, 2-bed and 1-bed units it is reasonable to assume that at least 100 cars per day will enter and leave and return in the morning peaks. A number quoted in the Development of around 40 is fanciful and is based on a study done in 2016, well before the metro became operational.
- c. Our observation of our neighbours' car usage sees at least one vehicle moves from most houses each day and often a second car is used.
- d. This will be in addition to the many commuter cars parked in all the streets but in particular Roseville Ave & Lord St. Currently

commuters park both sides of Roseville Ave from Hill St down to Gerald Ave – approx. 600 metres from the station. Buses sometimes have to backup to allow passage of other vehicles.

- e. Heavy traffic occurs each morning in Hill St with cars queuing north bound to exit the local area via Clanville Rd to the Pacific Hwy, being no other easy exit out of the area. There is also queuing south bound as cars are dropping school children at Roseville College via Bancroft Ave or Victoria St, blocking Hill St exit onto Boundary Rd. Other vehicles drop children at Roseville station. Generally exiting southbound out of this area at peak hour is heavily restrictive.

### **3. Heritage Issues**

- a. Much of the Local Area includes Heritage buildings, and also Heritage Conservation Areas. It is reasonable to assume that this development will greatly diminish the sense of community that this suburb has been known for. The development will undoubtedly reduce the general community ambience and destroy much of the sense of community & Heritage that this area has protected to date. Many of the residents being long term occupants.