

Submission re: Residential development with in-fill affordable housing, at 2, 4, 6, 8, 10, 12, 14 & 16 Pockley Avenue, Roseville (SSD-77825469)

Date: 18th June 2025

Full name: Emma Addario

Address: 4 Kings Avenue, Roseville NSW, 2069

Dear Sir/Madam,

Objection to Proposed Residential Development with in-fill affordable housing, at 2, 4, 6, 8, 10, 12, 14 & 16 Pockley Avenue, Roseville (SSD-77825469)

Please find herein my objection to the proposed residential development with in-fill affordable housing, at 2, 4, 6, 8, 10, 12, 14 & 16 Pockley Avenue, Roseville (SSD-77825469)

I object to this proposed development, which is located on Pockley Avenue, Roseville, which is about 15 meters from my residence, at 4 Kings Avenue, Roseville. I have lived there since October 2018 and have enjoyed the serenity, natural habitat and quiet that the area offers. I have outlined my concerns with this development, and the negative impacts I see this development having on the West Roseville precinct, and community who call this area home.

Traffic, Transport and Accessibility

- The projected change in traffic generation from the potential site will have major negative implications on the road network, road capacity, vehicular access and street parking/loading.
- Already there is insufficient street parking in the area, particularly along Larkin. The proposed development will compound and entrench the unavailability of street parking.
- The additional traffic generated from the proposed development will create danger for drivers and particularly pedestrians. It will also endanger the safety of its occupants and neighbouring residents, particularly during emergency events, when emergency vehicles (ambulances, fire engines, police) may be required to assist them but may not be able to reach them to provide lifesaving services.
- The impact of the additional traffic that will be generated by the proposed development particularly during peak periods including MacLaurin Pde this congestion is at a key intersection out of West Roseville. While the additional road that is proposed to be built by Council to join Pockley Ave and Shirley Rd will not alleviate traffic, as Shirley already has high traffic and a dangerous traffic light intersection with Clanville Rd that Matt Cross our Member for Davidson has raised in Parliament on a number of occasions how dangerous it is. I have attached Matt Cross's questions asked on 2 October 2024, in regards to this matter. <https://www.parliament.nsw.gov.au/la/papers/Pages/qanda-tracking-details.aspx?pk=101506>. The road proposed will also be very steep causing issues with storm water runoff to where?

Therefore the link from Shirley to Pockley is of no value as it is a rat run to/from Grosvenor & Lady Game Drive. The Shirley Rd and Pacific Highway intersection already has congestion that is bad at peak hour (4 to 5 light changes for access).

The proposed driveway entrance/exit (about 7.2 m wide) is opposite & on the high side of Nola Rd which will cause accidents due to cars parked thereby obstructing vision of cars descending on MacLaurin. Cars exiting from Nola Rd directly opposite this proposed carpark entrance/exit will be also unable to see these vehicles as you must pull out onto MacLaurin a lot in order to see what is coming in both directions. As a result, the vehicle entrance/exit to the proposed development must be in Pockley Ave to reduce accident risk over proposed plan.

There has been no consideration of aggregate increased traffic from all new developments & effect on MacLaurin/Highway intersection as "local roads can handle increase in traffic". MacLaurin/Highway not mentioned or discussed, omits MacLaurin as a school bus route, bicycle routes which look to be impossible to access

Trees and Gardens

An unacceptably number of trees are proposed to be removed to accommodate the proposed development. This will greatly impact the local environment, completely counter to the efforts of both Council and residents who over decades have presided over maintaining West side Roseville's green, leafy environment – something of great societal benefit that deserves to be preserved not damaged

There is also insufficient deep soil area - 12% against Council DCP 50%

Biodiversity

The proposal is located within the garden suburb of Roseville that is connected through wildlife corridors to the Garigal National Park, and as such is of environmental significance. It will remove significant trees and reduce the tree canopy cover for the site and local area, reducing nesting, food and shelter for birds, possums and other wildlife, fungi and insects. It will deforest Roseville's tree canopy as well as the canopy for Greater Sydney that protects Sydney from over-exposure to UV radiation - and pollutants in the air, cools temperatures and supports wildlife habitat which is particularly important when we are heading beyond 1.5 degrees Celsius with projected extreme and lengthy heat waves.

It threatens the Critically Endangered Ecological Communities (CEEC) of Sydney Turpentine Ironbark Forest (STIF) trees and Blue Gum High Forest trees (CEEC) and the wildlife, birdlife, insects and fungi that are dependent upon these forests. They are Threatened Ecological Communities (TEC) and are listed under NSW's (Biodiversity Conservation Act (2016) and Commonwealth's (Environment Protection and Biodiversity Conservation Act (1999) environmental protection legislation.

It threatens the extinction of local wildlife and birdlife. Diversity of vegetation communities and geological niches provide habitat for a variety of wildlife including insects, lizards such as Blue Tongue and Water Dragons, frogs, Microbats, Grey-headed Flying Fox, Sugar Glider, Brown Antechinus, Long-nosed Bandicoot and many species of birds including Whip. It is home to both migratory and local birds, including the Powerful Owl which has a conservation status of vulnerable in New South Wales.

The proposal downplays the environmental sensitivity of the site. It is disappointing that the applicant does not provide a thorough ecological report of the area.

The site contains the seedbank of Blue Gum High Forest and Sydney Turpentine Ironbark Forest - Critically Endangered Ecological Communities. The proposal will have a significant negative impact on threatened ecological communities.

Social Impact

- The proposal impacts on the existing residents whose homes and amenity are irreversibly negatively impacted.
- The proponent offers no community benefits, however, impacts heavily on existing infrastructure and community services.
- The development will dramatically and negatively impact on the sense of community and what residents value about living in Roseville.
- Already many residents feel a sense of 'grief' that their home and neighbourhood will significantly and irreversibly change due to the proposal.
- The loss of trees and tree canopy impacting directly on residents and cumulatively on connectivity of canopy, impacts adjoining remnants of endangered and critical ecological communities and connecting National Parks.
- The term 'solastalgia' perhaps may describe the feelings of many Roseville residents, a scientific term that describes the emotional distress felt when existing residents witness the destruction and degradation of their local environment.

No consideration seems to have been given to the existing pocket of 362 dwellings, 404 additional units, 686 additional carspaces including 1-3 Corona (just finished) for all proposed developments on Larkin/Pockleys and the current developments being built at the former RSL site at 64-66 and part of 62 Pacific Highway & 4A-10 MacLaurin Pde.

Affordable Housing

The proposal fails to promote genuine and long term affordable housing with its provision to provide affordable housing for only a 15-year period.

Insufficient Environmental and Infrastructure Studies.

The applicant fails to provide critical studies (e.g. Absence of bushfire risk) to support the intensified SSD proposal of 3 lots of nine storeys. Without these verified independent studies, the SSD risks unsustainable development, straining local infrastructure and exacerbating environmental degradation. I have included a Friends of Ku-ring-gai Environment Inc (FOKE) Supplementary Evidence – Bushfire SimTable Video – Roseville TOD letter document regarding this impact on the area.

Regarding a bushfire & bushfire evacuation + emergency vehicle access how will this occur on a 2 maybe 3 lane roads with cars parked along both sides making 3 lanes to 1 lane due to the increased residential parking that the proposed development will cause to occur.

Visual Impact Assessment

The visual impact of the proposed development raises significant concerns, particularly regarding its effect on nearby properties including my own property at 4 Kings Ave and the local public areas. The Architectural Plans and Visual Impact Assessment indicate considerable intrusion from all directions north, south, east, and west, especially with regards to the 2 upper levels which contain full glass side windows which will enable the residents of these apartments to overlook into the existing homes.

Ground and Water Conditions

There are inadequate setbacks - about 7 m on Pockley and barely 6m on MacLaurin - for blue gum and angophoras as shown in landscape plans on Pockley side

What happens to the storm water runoff into Blue Gum Creek causing bank erosion and loss of land for properties who run along the creek in Kings Ave and Alexander Parade, detention basins always too small and never maintained.

Built Form and Urban Design

I have serious concerns about the proposed development's size and height. This specific proposal includes 3 lots of 9-storey buildings, which is completely and incongruently inconsistent with ALL existing properties on the West side of Roseville.

Currently the proposed building has the following height numbers which are 16% over the limit for the site.

Height Control Total Upper Storeys Volume : 20,664m³

Total Volume Over Height Control : 3,354m³ (16% over)

Also an invalid reason for height variation over SEPP Housing (2021) height limit for above requirement for affordable housing, which adds about 8m to height, as a result overshadowing is exacerbated.

There is inadequate visitor parking as street parking limited and many of units will be "house shared" ie 2+ independent (not partners) people living in same unit are likely to have 2 cars.

Conclusion

In summary, the planned development at at 2, 4, 6, 8,10,12,14 & 16 Pockley Avenue, Roseville (SSD-77825469). poses a threat to the distinctive character, heritage, and environment of the west side of Roseville. There are significant concerns regarding the excessive size and height of this proposed development, and the strain it will place on local roads, parking and infrastructure and this does not seem to have been considered.

Thank you for taking the time to read my objection to Residential development with in-fill affordable housing, at 2, 4, 6, 8,10,12,14 & 16 Pockley Avenue, Roseville (SSD-77825469). I truly hope that this development proposal is stopped or at least modified to take into consideration these important issues raised regarding the proposed development.

Regards,

Emma Addario

FOKE • P.O. BOX 584 • GORDON 2072 • TEL (02) 9416 9007
www.foke.org.au www.facebook.com/ friendsof kuringgai Est. in 1994
2024 - Celebrating 30 years of Caring for Ku-ring-gai



Sue Higginson MLC
Chair Portfolio 7 Committee
Inquiry -Transport Oriented Development Programme TOD
Parliament House
SYDNEY NSW 2000
portfoliocommittee7@parliament.nsw.gov.au
elspeth.dyer@parliament.nsw.gov.au

23 July 2024

Dear Ms Higginson

RE: Portfolio 7 Committee TOD Inquiry – Friends of Ku-ring-gai Environment Inc (FOKE) Supplementary Evidence – Bushfire SimTable Video – Roseville TOD

Thank you for the opportunity for Friends of Ku-ring-gai Environment Inc (FOKE) to give evidence to the Portfolio 7 Committee TOD Inquiry on Monday 20 May 2024 highlighting Ku-ring-gai's environmental and heritage constraints.

FOKE now wishes to submit new evidence – the Roseville SimTable Bushfire video. This shows a simulated (modelled) fire progression burning within 400 metres of Roseville Station, an area designated as a TOD site.

The Roseville SimTable Bushfire video is part of the Ku-ring-gai Council's SimTable – or Simulation Table. Its purpose is to show simulated (modelled) fire progressions. This AI tool was first developed by the US Military for simulated exercises for strategic purposes. Ku-ring-gai Council was one of the first agencies to take up the SimTable in Australia. Since then, it has been used by councils across Australia as well with the Country Fire Authority in Victoria. The SimTable can also model other hazards including flooding and storm events. This proactive planning tool was strongly emphasised by a number of bushfire enquiries including the Royal Commission into National Natural Disaster Arrangements (2020).

Ku-ring-gai is considered to be the third most bushfire prone LGA in NSW with its extensive tracts of bushfire prone mapped valleys and ridgelines. A major destroyed over a dozen houses not far from where this simulated fire is depicted in 1994.

Mr Mark Schuster, Ku-ring-gai Council's Strategic Bushfire Officer, notes in the video that no two fires are ever the same. He also says that with climate change the frequency and intensity of bushfires will increase.

We ask that each of the Committee receive a copy of the Roseville SimTable Bushfire Video that we have provided on a USB stick as part of FOKE's evidence to the TOD Inquiry. The Roseville SimTable Bushfire Video is also available via the link <https://www.dropbox.com/scl/fi/hhb5bbw3nc60j0ofnjzhw/TOD-presentation-compressed.mp4?rlkey=7bwfv6chc51z0twle28thzkxa&st=kkfp5xj2&dl=0>

Thank you for your consideration of this important new evidence that highlights threats to property and lives with further densification and why Ku-ring-gai is an unsuitable location for the TOD program.

Yours sincerely

Kathy Cowley
Kathy Cowley
PRESIDENT

2016 NATIONAL TRUST HERITAGE AWARDS HIGHLY COMMENDED
2009 NATIONAL TRUST HERITAGE AWARDS HIGHLY COMMENDED
2008 NSW GOVERNMENT HERITAGE VOLUNTEERS AWARD
2000 FOKE, WINNER, NSW HERITAGE OFFICE CULTURAL HERITAGE CONSERVATION AWARD
"HERITAGE WATCH OVER OUR PLACE OF NATIONAL SIGNIFICANCE –KU-RING-GAI"
KEEP AUSTRALIA BEAUTIFUL COUNCIL (NSW) METRO PRIDE AWARDS.