

Submission
No 204

**INQUIRY INTO DEVELOPMENT OF THE TRANSPORT
ORIENTED DEVELOPMENT PROGRAM**

Name: Mrs Sheila O'Meara

Date Received: 28 March 2024

Partially
Confidential

Roseville Resident. Lived in HCA for 17 years.

We live between two schools – Roseville College and Roseville Public – traffic is already a big problem in rush hour and school pick times. Road safety for school children is already also a very big issue. Kuringai estimates that we have capacity in Roseville for 300 new homes – State Government is proposing over 6000.

Commuters parking to walk to Roseville station and students and staff at Roseville college parking in the area mean that the streets are full to 800 m from the station at current population – every single day apart from Christmas holidays. We have traffic and accident black spots at all key junctions leaving our suburb – Hills Street + Boundary, Clanville + Pacific Highway, Bancroft + Archbold, Clanville + Archbold.

Bancroft Avenue flooded during the La Nina weather system causing significant damage to homes at the low point of the street. This happened with no dense development at the top of the hill – the blocks at the top of Bancroft Avenue have large lawns to take rainfall. The areas on Wandella Avenue that have a row of tennis courts – no drainage – flooded.

The NSW state government needs to let Kuringai do their thing and manage our local conditions. Our rail line is built on a ridge. If we build out the 400m zone at the high side of Roseville with tiny percentages of deep soil provisions and essentially concrete it out to provide parking we will have a massive storm water issue at the low points of our avenues – there is a creek that has been encased that runs through the low point. The easement burst its banks during the worst floods of the La Nina – that was with all those huge gardens at the tops of the Avenues absorbing the rainfall.

The houses at the top of Bancroft Avenue in the 400m zone are the crème de la crème of our suburb's heritage and architectural history. Development fanned out from the station in the late 1800s. My home which is in the 800m zone was built in 1917 – 107 years ago. As you will see from the next few slides I am not saying NIMBY I just want us to retain local control of planning in Roseville so that we can add what we can to help the housing crisis and

Retain our heritage

Retain our trees

Protect our residents from increasing frequent weather events

Protect our wildlife

Avoid greedy profiteering by developers who don't know or care about Roseville

Improve traffic management in the area and reduce car accidents

Achieve a high standard of architecture, design and amenity for our community

For all of these reasons I am against the rezoning proposed in Roseville.

Sheila O'Meara



O'MEARA JONES
INTERIOR DESIGN

Policy should encourage high quality and creative design for in fill sites, incentivise developers by offering fast track DA approval for this classification of projects. Bonus points for keeping trees mature plants and current set backs

Azaleas — L-shaped infill housing



[This is an interesting infill housing project](#) in Villa Allende, Argentina. Designed by Studio LZ, the community contains seven homes, built across a 600 square meter site. Each L-shaped home is 63 square meters and hugs a private courtyard space (many of which have an outdoor BBQ). On the main floor of each home are the kitchen and living areas. And on the second floor are two bedrooms, as well as a second bathroom.



It's a simple but clever design. Looking at a plan of the project, you can see that, despite its compactness, the L-shaped houses have been arranged in such a way that there are no direct facing conditions. The courtyards and window exposures alternate. It's almost as if they are Tetris pieces that have been pulled apart. The result is a dense community that still manages to offer some of the benefits of low-rise housing.

Photos by [Gonzalo Viramonte](#)



O'MEARA JONES
INTERIOR DESIGN

Policy should encourage high quality and creative design for our commercial centres – allow change of use for warehousing and garage blocks
Incentivise retail property owners to renovate – Living over the Shop schemes



This old bank in Roseville is already going to be developed into two apartments



O'MEARA JONES
INTERIOR DESIGN

Permit conversion of large homes on suitable large blocks to multiple apartments – demarcation between heritage and modern. These homes can offer amenity and parking to maybe 4-6 apartments, not super dense but maintains the fabric of these garden suburbs



8 Roslyn Avenue Roseville
1397 sqm

24 Bancroft Avenue
Roseville 1393 sqm



O'MEARA JONES
INTERIOR DESIGN

Policy needs to increase minimum block size for dual occupancy – blanket block size threshold at 450 sqm too broad. Some smaller blocks may be suitable but would suggest a pre-approval process by Council pre DA.

DA submitted in 2019 for Wandella Avenue Roseville to add 60sqm second dwelling on 696 sqm block – dreadful addition in heritage conservation area. Was not approved and withdrawn. Architect Master Granny Flats



Bexley | Sydney



2 Bedrooms | 1 Bathroom



Bexley 2.0 | Sydney



3 Bedrooms | 1 Bathroom



Beverly Hills 2.0 | Sydney



2 Bedrooms | 2 Bathrooms



Ramsgate | Sydney



2 Bedrooms | 1 Bathroom

Padstow | Sydney





2 Bedrooms | 2 Bathrooms

The Hills | Sydney



2 Bedrooms | 1 Bathroom

CLIENT MR RENWEI WEN LOT 21, DP 746999 25 WAMDELLA AVENUE, ROSEVILLE NSW 2069	DRAWING TITLE General Arrangements SITE PLAN	MASTER GRANNY FLATS 719 FOREST ROAD, PEAKHURST 2210 NSW		
PROJECT FOR DA APPROVAL ERECTION OF A 60SQM SECONDARY DWELLING	SHEET SIZE A3	1300 643 528 www.mastergrannyflats.com.au design@mastergrannyflats.com.au		



O'MEARA JONES
INTERIOR DESIGN



O'MEARA JONES

INTERIOR DESIGN