

**Re : SSD 78996460 Residential development with infill affordable housing, 16-21 Lord St & 21-27 Roseville Avenue, Roseville.**

I strongly object to Hycorps Residential development with in fill affordable housing, 16-21 Lord St and 21-27 Roseville Avenue, Roseville.

**COMMUNITY CONSULTATION**

At no point have I received any notice or had any communication or information from Hycorp or it's representatives in regards to this development. I did not receive the flyer that Hycorp claims to have sent out to Roseville residents. In my opinion it has been a very underhanded process and the community of Roseville has not been well informed or given a fair chance to give feedback or express their concerns and opinions on this development.

**HERITAGE / CONSERVATION**

The proposed development will destroy the heritage and conservation of East side Roseville. It is not at all sympathetic to the heritage features of the suburb and is not in keeping with the streetscape at all. It will stand completely isolated towering well above all other surrounding 1-2 storey homes. It is completely out of character for the area, with no other buildings standing at such a height. It is completely preposterous to even consider such a development of this size and scale right in the heart of a low density heritage conservation area. Planning for developments needs to be done in a sensible and considerate manner, not a knee jerk reaction to quickly fix a problem. Heritage and conservation areas are part of our states history and should be preserved and protected for the next generations. The houses that are to be demolished for this proposed development are in integral part of the history and makeup of Roseville. There is no argument that we need to develop and provide more housing for the growing population, but not at the expense of our heritage. There are more suitable and appropriate sites as outlined in the Ku ring gai council's updated alternative preferred scenario. The amended scenario meets the requirements without major destruction of our heritage homes and conservation areas.

**INFRASTRUCTURE**

Roseville is a small village suburb that does not have the capacity to take in hundreds or more people. Along with the heritage concerns, Roseville does not have the infrastructure to support such a development. It will undeniably increase the traffic and parking issues that local already residents endure every day. Since the opening of the metro, street parking and traffic congestion has increased considerably with the influx of cars coming to the suburb and parking each day. The laneways and streets have become overcrowded and dangerous, causing gridlocks and traffic jams during the multiple peak hours each day. There are backlogs of vehicles at every key intersection out of Roseville every day during the peak hours. The train is also regularly at full capacity from previous stations during peak hours and often does not stop at Roseville station. Roseville is not a major station and therefore often limited stop trains will pass straight through without stopping.

The aged sewage and storm water pipelines are already under pressure in Roseville and this proposed development or any others of this large scale will only add more stress to the fragile system. Many residents in East Roseville have had to install pumps at their own expense just in order to deliver a reasonable level of water pressure to their home. During heavy rainfall (which is a regular occurrence these days) the drains and storm water run offs do not cope well, with many residents properties prone to flooding. The increased hard surface ratio of this development in my opinion will only further add to overloading the system and cause more frequent flooding issues in these small streets and nearby homes. Roseville residents wishing to renovate have always had to adhere to very strict regulations of hard / soft surface ratio to avoid causing overloading and flooding issues, so why should this suddenly be disregarded now.

Schools and day care in the local catchment area are already at capacity levels. This proposed development will be sure to have a heavy impact on these resources also.

## AFORDABILITY

It is well known that Roseville is one of the least affordable areas of the TOD sights, yet Hyecorp claim multiple times in their submission that the development will provide affordable housing. This is hard to believe when they are selling many of the apartments in the Juliet Development on the Pacific Highway in Roseville for a sum of \$2.5 - \$4 Million each. The starting point for a 1 bedroom apartment in the Juliet is apparently around \$1 Million. These apartments are being advertised as Prestigious and Boutique, in my opinion this is not affordable living. The designs for the Lord Street and Roseville Avenue development appear to be very similar, so it seems very unlikely to me that this development will be any different or cheaper.

I strongly object to this development going ahead and plead that the preferred alternative scenario put forward by the Ku ring gai council be considered for Roseville instead.