

Submission re: Residential development with in-fill affordable housing, 16-24 Lord Street & 21-27 Roseville Avenue, Roseville (SSD-78996460)

Date: 24 May 2025

Full name: Withheld

Address: Roseville Avenue, Roseville NSW 2069

Dear Sir/Madam,

Objection to Proposed Residential Development with in-fill affordable housing, 16-24 Lord Street & 21-27 Roseville Avenue, Roseville (SSD-78996460)

I am writing to formally object to the proposed residential development at 16-24 Lord Street & 21-27 Roseville Avenue, Roseville (SSD-78996460). My objection is based on several significant concerns regarding the impact of this development on the unique character and environment of East side Roseville.

I **object** to the aforementioned proposed development, which is located on Roseville Avenue, Roseville, between Hill Street and my residence.

I moved to this area 14 years ago, drawn by the beautiful heritage conservation residences and the leafy, tree-lined environment that East side Roseville offers.

COUNCIL'S PREFERRED SCENARIO

This proposed development, lodged under the TOD scheme, should not be further progressed or determined until Council's Preferred Scenario is resolved. This is not in the public interest. The TOD planning regime was introduced without the proper public consultation and should be set aside if the Council's Preferred Scenario is adopted.

COMMUNITY CONSULTATION

The proposed development has been rushed through without proper community consultation. I was not aware of the development until neighbours brought it to my attention and I did not receive the Hyecorp's community flyer. My neighbour's found the flyer dropped on the footpath in the street and it was brought to my attention on the 18th March 2025, this was after the community drop-in session on 12th March 2025. I would have had the ability to attend the community drop-in session at the Lindfield Seniors Centre/Community Hall between on Wed 12 March 2025, if I had known about it, however I did not.

SIZE AND HEIGHT

I am extremely concerned about the size and height of the proposed development. It is proposed to be 9 storeys, which is significantly out of character with the existing properties in Roseville Avenue and Lord Street, predominantly consisting of 1-2 storey homes.

The proposed height exceeds the Council's Preferred Scenario, and I strongly oppose a development of this size and height on the East side of Roseville.

A development of this size and height will result in significant overshadowing, loss of privacy, reduced solar access, and a negative impact on the streetscape, being well above the tree canopy, and will have a huge impact on the heritage character of the area.

HERITAGE CONSERVATION

The proposed development site is situated in the midst of three heritage conservation areas, with 54 heritage-listed houses in close proximity. The proposed development necessitates the demolition of nine houses that contribute to these heritage conservation areas and the construction of nine storey towers, which will have a substantial adverse impact on the heritage of the local area. The heritage conservation areas have been meticulously preserved over many generations to retain the character of the area. This proposed development will undermine this effort and result in a significant and permanent change to the character of the area.

METRO TUNNEL RESERVES

The location of the underground metro imposes restrictions on developments in the streets between this proposed development and Hill Street Roseville. Consequently, this development will be isolated, and low-rise or single home dwellings will be situated between this large development and Hill Street Roseville. There are significant development constraints at surrounding sites due to the Metro tunnel reserves, resulting in a huge, isolated development surrounded by 1-2 storey houses.

INFRASTRUCTURE

The proposed development will strain all existing infrastructure, including drainage, sewerage, stormwater run-off, water pressure, power, local schools, parking, roads and traffic.

INFRASTRUCTURE - LOCAL SCHOOLS

The infrastructure required to support the level of residents that this development would bring is significant. There will be a significant increase in the East side Roseville population which will need to be accommodated by local infrastructure. I am concerned with the impact on the local public school, Roseville Public School. The proposed development includes hundreds of units that will house many families, with children who will need to be enrolled in the local school. This could result in an influx of hundreds of children, exceeding the school's capacity and necessitating additional classrooms, teachers, and associated resourcing.

INFRASTRUCTURE – PARKING

The local area already accommodates on street parking, particularly for commuters travelling via train, with cars parked down Roseville Avenue, well beyond Martin Lane most days of the work week. The proposed development will lead to increased demand for parking, which is already limited in the area. This will affect residents and visitors, leading to further congestion and inconvenience.

INFRASTRUCTURE – ROADS AND TRAFFIC

The proposed development will produce additional traffic congestion on local roads which will exacerbate existing congestion at key intersections in East side Roseville, particularly during peak periods. The Martin Lane rat-run and local streets already experience significant congestion, with these streets often grinding to a standstill at peak times. Exits from Roseville from Clanville Road to Pacific Highway and from Hill Street to Boundary Road are already gridlocked during these periods, and the proposed development will further intensify the traffic, effectively turning East side Roseville into a

gridlock zone, especially with the proximity of Roseville College within this eastern section. The impact on drop-off and pick-up times at both Roseville College and Roseville Public School will be significant.

ENVIRONMENTAL IMPACT - TREE REMOVAL

The proposed development plans show the removal of 91 trees to make way for this huge development. The Council and local residents have long endeavoured to preserve the greenery and tree canopy in East side Roseville. The removal of these trees will significantly impact the local environment.

COMMUNITY ENGAGEMENT

Hyecorp has failed to adequately engage with the community regarding this development. I did not receive a flyer before the community drop-in session on 12 March 2025. Hyecorp and its representatives did not provide information or seek feedback about the project. I was only made aware of the development by a neighbour.

VISUAL IMPACT

The proposed development's visual impact is concerning, especially from nearby properties and public areas. The Architectural Plans and Visual Impact Assessment show significant intrusion from all directions.

CONSTRUCTION IMPACTS

Construction is expected to take at least 2 years, with work scheduled Mon-Fri 7 AM – 8 PM and Saturday 8 AM – 1 PM. This will cause considerable disruption, including parking issues, the local narrow streets blocked with trucks, cranes and trade vehicles, and inevitable damage to road surfaces.

CONCLUSION

In conclusion, the proposed residential development at 16-24 Lord Street & 21-27 Roseville Avenue poses significant threats to the **unique character, heritage, and environment** of East side Roseville. The lack of proper **community consultation**, the **excessive size and height** of the development, and the **strain on local infrastructure** are all critical concerns that must be addressed. The adverse impact on **heritage conservation** areas, the **removal of trees**, and the visual and construction disruptions further underscore the need to reconsider this proposal. It is imperative that the **Council's Preferred Scenario** is resolved, and that the **community's voice** is heard to preserve the integrity and heritage of Roseville. I strongly urge the authorities to reject this development application and prioritise the preservation of this neighbourhood, this development could result in a significant and permanent change which you cannot undo. Thank you for considering my objection.

Yours sincerely,

Name withheld