

**16-24 Lord St and 21-27 Roseville Ave, Roseville**

**SSD-78996460**

**Submission by Sydney YIMBY**

Sydney YIMBY strongly supports the proposed development.

- Sydney has a crisis of housing affordability for which the solution is to build more housing. This proposal is an ideal example of the kind of housing we need.
- This site is 4 minutes' walk from Roseville station and shops – an ideal location for more housing.
  - In this respect it is a better development than many of the proposed upzonings in Ku-ring-gai council's preferred scenario. For example, the 51m towers inexplicably placed on Merriwa St, Gordon, 600m from the station. For reasons we hope are obvious, it is much better to concentrate high density at transport centres.
- The current houses are on very large blocks of land, most over 1,000 square metres. Locating detached houses on large blocks of land at train stations is a poor use of valuable space.
- Reflecting this low density, Roseville is under-served with shops, restaurants and entertainment options. More people would add a bit of life, improving neighbourhood amenity.
- As recent sale prices and the surge of development proposals indicate, there is enormous demand to live near Roseville station.
  - Almost all the recent planning applications in Ku-ring-gai are for the maximum 9 storeys allowed under the TOD. Clearly that is a binding constraint. The value of allowing more housing greatly exceeds the cost of supplying it.
- Admittedly some of the current old houses have large attractive gardens. However, there is no shortage of these in Roseville. Next to the train station and shops is a bad place to locate them.
- Opposition to the development seems to be based entirely on aesthetics. We do not share the opponents' tastes. More importantly, this issue is not important enough to deny shelter to 267 households, exacerbating the housing crisis.
- The opponents' claim that the new apartments are unattractive is insincere. If the opponents were seriously interested in improving local streetscapes they would campaign for more street trees – which are of far more importance than the age or style of buildings.
- The opposition is unrepresentative. A majority of Ku-ring-gai residents supported options (1, 2a and 2b) that would develop this site.
- It is important to preserve genuine heritage. But these old buildings are not unusually attractive or old; there are thousands like them on the North Shore.

- If wealthy old home-owners cling to large gardens while young Sydney-siders are denied a place to live, Ku-ring-gai council will lose its social licence. The State government will rightly intervene to further take away local control.

### **About Sydney YIMBY**

We are a grass-roots organisation which advocates for more housing to address Sydney's housing affordability crisis. We are 100% volunteer run and member funded. We have no affiliation with political parties or property developers. You can read more about us at <https://www.sydney.yimby.au>.