

Objection to Proposed Development East Roseville (SSD-78996460)

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

**Mr Mark Heaney
17 Wandella Avenue
Roseville**

I live approximately 500 metres from the proposed development.

I am writing to formally object to the proposed Major Project development located in East Roseville at Lord and Roseville Avenues.

As a long-term resident of Roseville (since 2000), I have been fortunate enough to have experienced the suburb's evolution and value its unique character, community feel, and livability. I am deeply concerned that the scale of this proposal, along with its potential infrastructure impacts, threatens the very qualities that make Roseville a unique suburb.

Timing of the Proposal

This proposal should be deferred and not progressed further until the Ku-ring-gai Councils preferred scenario is resolved.

Developer Consultation, Community Engagement

I have not received any documentation from the developer, Hyecorp, and in reading the flyer online, I am very concerned of the impact on the local community.

I believe there should have been engagement with the immediate residents and the fact there has been none shows a complete disregard for the community and a desire to rush through a development application purely for profit and timing purposes.

Scale of the Proposal

The size of the proposed development in relation to the surrounding neighbourhood is extreme. The impact on surrounding houses, roads and infrastructure will most probably strain these beyond their current capacity.

The height of the proposed development will overshadow neighbours reducing privacy, and also impact the streetscape and the local character.

Traffic and Congestion

Traffic is currently very congested in the area at peak times from between 7AM to 10AM in the morning and 2-30PM to 6PM in the evening. The combination of in excess of 700 people and an extra 300 plus cars will create congestion that will threaten safety of pedestrians, cars and all the school children around Roseville College.

Traffic at major intersections leading in and out of Roseville are already congested at peak times and this will lead to further traffic and frustration for drivers that can potentially drive erratic and dangerous behaviour.

Infrastructure

I do not believe adequate road, sewer, water main, stormwater upgrades have been proposed to support the scale of development proposed. Without these upgrades local residents will be worse off.

All these residents will be in the catchment area for the local schools that are already at or near capacity.

Constraints for further development around this block are reduced due to the impact of the nearby Metro Tunnels. This will then leave an isolated island of a development and a probable eyesore.

The current roads around this site are not suited to the required traffic movements and load that a development of this nature will need.

Environment

The removal of a large number of trees will impact wildlife and the loss of the canopy will most likely increase the temperature of the immediate vicinity.

Conclusion

In conclusion, I urge the NSW Government to suspend the development application until the outcome of the Council's preferred development scenario is resolved. I support the Council's preferred scenario and feel that development should be initially

concentrated in the immediate vicinity of the train line (50 - 100m) before moving further afield.

Thank you for considering my objection.

Yours sincerely,

Mark Heaney

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