

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

NSW Government
Major Projects Services

Dear Sirs,

My name is Brett Cameron. I live at 33 Oliver Road, Roseville NSW 2069.

OBJECTION

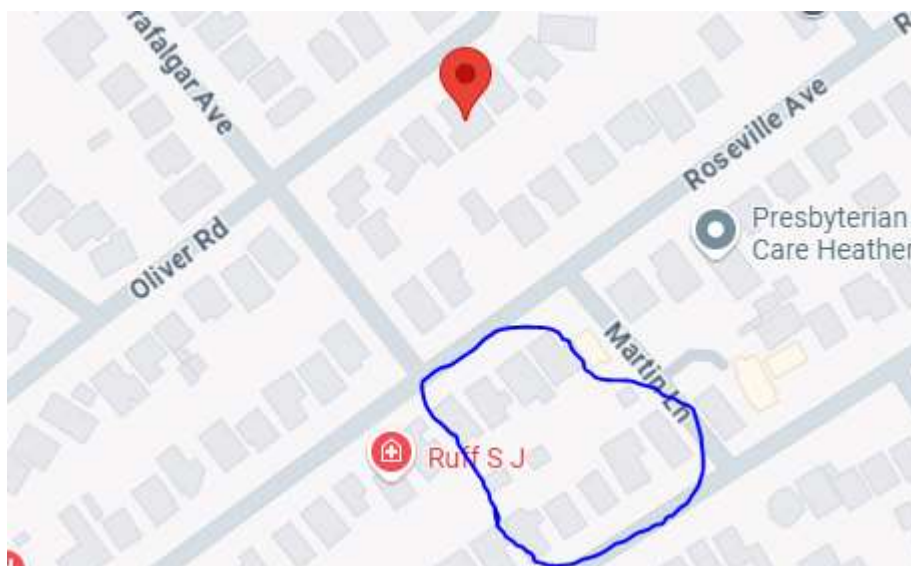
I am writing to object to the Proposed Development on the following 5 grounds:

1. Severe impact on our privacy
2. No meaningful community consultation
3. Inappropriate development in a heritage conservation area
4. Destruction of tree canopy
5. Unnecessary in view of Kuringai Council's proposed alternative scheme

In objecting I wish to say at the outset that I recognise and support the need for affordable housing. But it needs to be provided in a way that is consistent with the heritage conservation nature of the area. Kuringai Council have offered up an alternative planning scheme to the Transport Oriented Development, which would make adequate provision for this.

LOCATION & IMPACT

I am married and have 3 children. Our family has lived at the current address since December 2010. Our house (red pin below) is in the block directly in front of the Roseville Avenue boundary of the Proposed Development site (blue circle below). If permitted to proceed, the Proposed Development, involving 4 blocks of circa 9-10 storeys or 30+m in height, will provide unobstructed line of sight into our backyard and the rear living area of our house at an estimated distance of 100 metres. On any reasonable assessment, we would be severely impacted by the Proposed Development





Above photo taken from p7 of Hyecorp's **Environmental Impact Statement** ("EIS") with Development Site outlined in red and our house circled in blue. Note the low density and absence of other apartment blocks in the area.

When we purchased the house in 2010, we were very much attracted to the heritage conservation nature of the area. Our house was built in 1918 and was sympathetically renovated in 2016 in close consultation with Kuringai Council so as to preserve its federation features.

In purchasing the house, this was to be our forever home. We wanted to raise our children in a safe, green, peaceful environment and for them to be able one day to bring their grandchildren here. It is a focal point for extended family gatherings and we intended it to remain so for many more years.

The rear of our house is the centre of our home life and for many years has been used constantly to host family and friends on a large deck and in our swimming pool. Our 2 daughters regularly use and lie by the swimming pool. If the Proposed Development proceeds, the deck and swimming pool will be directly overlooked by many apartments, effectively rendering them largely unusable due to the complete absence of privacy.

The Proposed Development will also produce significant noise, dust and traffic during its proposed 2 year construction phase, with the site operating 13 hours per day M-F and for 5 hours on Saturdays. This will continue on completion with the noise and traffic that will inevitably accompany the proposed 259 apartments and 344 basement carpark spaces. That will destroy the peaceful environment that we so highly value and significantly impact daily life for residents within a wide circumference.

NO MEANINGFUL COMMUNITY CONSULTATION

Despite the obvious potential for severe impact to us as outlined above, neither I nor any member of my family has had any contact nor received any consultation or other materials from Hyecorp.

In its EIS, Hyecorp claims (p51):

"A flyer was distributed to approximately 1,355 residences and businesses surrounding the site."

"the pre-lodgement engagement activities for the proposal have been focused on stakeholders which share a direct interface with the site, active users within the suburb ..."

"The engagement activities included a community newsletter, an online survey..."

"A dedicated webpage was made available..."

None of this purported engagement was ever brought to our attention by Hyecorp. The only information we ever received concerning the Proposed Development was from a small group of neighbours who live on Roseville Avenue, directly opposite the site, as detailed below.

Flyer – In its **Engagement Outcomes Report** of 16 April 2025 ("**Report**") Hyecorp assert that:

"A flyer was distributed to approximately 1,355 residences and businesses surrounding the site in the first week of March 2024." This is simply not true.

On 16 March 2025, a neighbour who lives in Roseville Avenue called me and indicated they had just received a copy of a Hyecorp Flyer, which purported to invite community feedback at a session scheduled for 12 March 2025. The neighbour indicated that the Flyer had been deposited in their letterbox on 15 March 2025. Subsequently, the neighbour provided me with a copy of the Flyer.

No such Flyer was ever deposited in our letterbox, which is locked and not able to be accessed for removal of contents by anyone other than my family. Only my wife or I check the letterbox and we are certain we never received the Flyer nor any other material from Hyecorp concerning the Proposed Development. Discussions with surrounding neighbours in Oliver Road, most of who would be severely impacted by the Proposed Development, indicated that none had received the Flyer.

Had we received the Flyer we certainly would have attended the community feedback session and made our concerns and objections known to Hyecorp. We were not afforded that opportunity.

Having seen a photo of the event published by Hyecorp in its **Engagement Outcomes Report** of 16 April 2025 (below), it would appear there were only 4 people in attendance plus the Hyecorp representative (see photo below from p11 of the Report), suggesting that very few other impacted residents were provided with the Flyer or otherwise invited to attend. By way of contrast, at 2 recent meetings of concerned residents to discuss the Proposed Development, a total of more than 80 people attended. Clearly had these residents known of the Hyecorp community feedback session, attendance would have been much greater at that event.



Community drop in session held 12 March 2025

Further, Hyecorp claims in the same Report (p11) that:

“Due to low attendance at the community drop in session, an additional 200 flyers were distributed to residences surrounding the site on 18 March 2025, inviting them to complete the project survey, to ensure every opportunity to participate in engagement and provide their feedback on the proposal”

This also did not happen. As indicated above, despite our house being one of the most severely impacted by the Proposed Development, neither we, nor any of our neighbours in Oliver Road, received the Flyer. Nor were any of us made aware of the online survey or dedicated webpage.

If Hyecorp is permitted to circumvent the stakeholder engagement required by SEARs requirements and DPHI’s Undertaking Engagement Guidelines for State Significant Projects without any consequence, this will clearly encourage other developers to believe they can do the same, making a mockery of Government mandated process. The SSD process for the Proposed Development should immediately be paused and Hyecorp required to undertake community engagement in accordance with Government’s requirements.

INAPPROPRIATE DEVELOPMENT IN A HERITAGE CONSERVATION AREA

As can be seen in the photo on page 2 of this submission, the neighbourhood surrounding the site of Proposed Development is comprised almost exclusively of single or double storey period houses. Even Hyecorp acknowledge this: *“The surrounding area of the site is characterised predominantly by low-rise residential buildings of one to two storeys that have been constructed throughout the twentieth century”* (p102 EIS).

There are no other apartment blocks of any scale in the immediate area East of Roseville train station other than on the Pacific Highway and Boundary Street, both major arterial roads, and several 2-3 storey blocks adjacent to Roseville train station. None of these are visible from the site of the Proposed Development or our house.

The immediate neighbourhood represents one of the best collections of turn of the century and period heritage houses in the country. To walk or drive around Roseville Avenue, Lord Street, Oliver Road, Belgium Avenue, The Grove and streets surrounding the Proposed Development is to be left in no doubt as to the quality and unique attributes of many of the houses located there. These houses and this neighbourhood showcase an era and offer an invaluable contribution to Sydney’s history. They must both be preserved.

The Proposed Development would superimpose an overbearing 4 block x 9-10 stories development on this landscape and tower imposingly and unsympathetically over the neighbourhood. Rather than the “*degree of visual impact to the setting of the HCA and heritage item*” Hyecorp asserts (p195 EIR), the Proposed Development will destroy the historical fabric of the area and it is utterly inappropriate that a development of this scale be permitted in the proposed context.

DESTRUCTION OF TREE CANOPY

The EIS indicates that Hyecorp proposes 89 trees be removed to facilitate the Proposed Development. In Hyecorp’s view, these do not “*contain high retention value*” (p92 EIS).

The fundamental character of the neighbourhood surrounding the Proposed Development is green and leafy. All trees contribute to this and the removal of such a large number will clearly have a significant detrimental impact on the character of the area.

With climate change a local and global challenge, retention of mature trees is critical. This proposed destruction of tree canopy should not be permitted.

UNNECESSARY IN VIEW OF KURINGAI COUNCIL’S PROPOSED ALTERNATIVE SCHEME

All of the negative impacts detailed in the proceeding paragraphs are completely unnecessary. Kuringai Council has advised that it has been working with DPHI to agree an alternative planning scheme that delivers the NSW Government’s housing target, including affordable housing, for the shire. It is unnecessary and counterproductive to permit this inappropriate development to destroy the character of the neighbourhood, when a workable alternative is available that will permit significant development in a way that is appropriate and sympathetic to its surrounds.

NSW Government is encouraged to continue to work closely and productively with Kuringai Council to deliver the ‘win/win’ of new housing and affordable housing that NSW needs, in a way that also preserves our unique architectural and natural history.