

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)

**Ms Philomena Brandt
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.

I hold grave concerns over the lack of transparency and consultation from Hyecorp. The location, size and scale of the proposed development is ill conceived demonstrating a lack of consideration to existing heritage housing, transport and associated infrastructure issues. As someone sympathetic to improving the population density in traditional suburbs and significantly increasing affordable housing, this proposal is somewhat tokenistic in respect of the latter and demonstrates no high level / long term consideration of suburban and heritage impacts. There are so many better alternatives, particularly along the rail corridor and western side of the Pacific Highway that would offer a more financially viable proposition for developers and future residents, given the value of the land to be acquired will inevitably be passed on to purchasers and renters alike. Our local Council has a much better appreciation of the heritage, infrastructure and community issues at risk here and have offered far better development proposals which I support.

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. It is entirely out of keeping with any similar apartment development undertaken within the area and will deliver an oversized, out of place monstrosity which will mark a blight on the suburban landscape forever. The federation houses to be lost will be lost. There is no rewind button to recreate the heritage and history those houses hold which are in our custody.

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,
Philomena Brandt
0422 225 432