

25 May 2025

**Objection to Proposed SSD: Residential development with in-fill affordable housing, 16-24
Lord Street & 21-27 Roseville Avenue, Roseville**

To Whom it May Concern,

I would like to express my strong opposition to the proposed Hyecorp development at 16-24 Lord Street and 21-27 Roseville Avenue, Roseville. My family and I have been residents of Roseville for over 13 years, residing at 15 Lord Street, and we are deeply concerned about the adverse impact this development will have on our community.

I would like to be very clear that I am in no way against increasing the housing density in Sydney and Kuring-Gai specifically having more affordable housing options. I have young three children that one day will be moving out and trying to buy their first home and I hope that it will be in Sydney and that they, like so many young people today will not be priced out of the market. But I do believe that this particular development **should not be approved** as it is not in the best interest of the community and will have significant future impacts for greater Sydney as a result of the Metro line that runs under Lord St and Roseville Ave.

Kur-ring-gai Council has spent considerable time and money on a Proposed Preferred Scenario that will deliver the same increase in housing as the TOD while best protecting the unique attributes of Kur-ring-gai as well as addressing the impact on transport and infrastructure, something this development has not properly considered and will lead to an instant adverse outcome for those already living in the area and any people wishing to move to it. It would also be extremely short sighted to grant approval for such a significant development without taking into account the Proposed Preferred Scenario which is very close to being submitted to State Government. It just does not make sense to allow this project to proceed any further as it clearly does not comply in any way with the long term plans and strategy for increased housing in the area. I urge that any decision be postponed until after the Preferred Scenario is finalised, and that the development be evaluated based on whether it aligns with the overall planning strategy established through proper public consultation and urban planning principles.

I would also note that my objection to the development is not limited to it being absolutely illogical to not wait for an outcome to Kur-ring-gai Council's Preferred Scenario, there a number of other reasons I do not support this development which include the dishonest and flawed community feedback being presented by Hyecorp, the impact of the current Metro tunnel running through Lord St and Roseville Ave and associated building depths and heights and safety, the longer term Metro tunnel plans, current congestion and traffic impacts, loss of greenspace, loss of sunlight and privacy as well as adverse heritage and town planning impacts.

Please find below a more detailed rationale for my strong objection of the development.

Community Engagement: Notification and Feedback

I would like to highlight that Hyecorp seems to be trying to rush this project through, without properly and honestly engaging with the community and communicating the impact it will have. Hyecorp was required to have conducted proper community engagement prior to lodging the application and seeking approval – this did not happen! While our household did receive notification of the proposed development and the associated community engagement event it was not until **after** the actual meeting to seek feedback had already taken place (on 12 March 2025) – making it impossible to voice our concerns and provide feedback. After speaking to several residents in the street and surrounding areas the overwhelming consensus is that we were not given sufficient notice or adequate opportunity to provide input. This is extremely underhanded and dishonest, especially as Hyecorp is now stating that this development has community backing which is simply not true. Indeed, how could it be true when the process to gather genuine feedback from the community was purposely flawed, ineffective and dishonest.

Furthermore, I was unaware of the survey on Hyecorp's website, which they have cited as evidence of community support. It is misleading to suggest that the survey results are representative when residents were never informed of its existence!

Building mass

The proposed 9-story development would stand as an isolated structure, completely out of harmony with the surrounding dwellings. Contrary to Hyecorp's assertion that the area will gradually accommodate taller buildings, this is simply not feasible due to the metro tunnel running directly beneath Lord St and Roseville Ave, immediately to the west of the proposed site.

Hyecorp has explicitly acknowledged that neighbouring properties cannot be developed to a similar scale. In fact, the adjacent property at 14 Lord Street was excluded from the development after Hyecorp sought to acquire it, due to its position above the tunnel and the future tunnel reserves. Hyecorp itself recognised that this location was incompatible with a large-scale project and the associated parking requirements.

As a result, this development would function as a standalone, oversized structure with a scale and mass entirely inconsistent with the planned or possible future building heights of neighbouring properties.

Loss of sunlight and privacy

The height and scale of the proposed development will result in a significant loss of sunlight and privacy for properties on Lord St and Roseville Ave. As clearly illustrated in the submission, properties directly across the street will lose a substantial number of hours of sunlight due to the mass and height of the building.

Furthermore, given the proposed building's height compared to the neighbouring houses — which are protected by heritage listings and will remain low-rise — the development will cause serious privacy concerns for surrounding properties, including my own. The prospect of residents in the new development overlooking people's primary living and recreational areas is deeply concerning, particularly for my young children and me.

Metro tunnel safety concerns

The proposed development encroaches upon land designated for future metro tunnel expansion. While Hyecorp's proposal states that Sydney Metro has been notified, I urge Sydney Metro to carefully consider whether permitting this development — with its many other issues — is worth the potential limitations it may impose on the future expansion of the metro line.

As the State Government and Council are focusing on increasing housing density in the area, there will inevitably be a greater demand for transport infrastructure to accommodate the growing population. Allowing a development that adds density, yet potentially restricts future transport expansion, would be a highly illogical decision. Furthermore, I would encourage Sydney Metro to assess any potential safety risks this development may pose to the future metro tunnels, this seems especially relevant given the recent sink hole issues associated with Sydney's M6 tunnel .

Heritage and Planning

The proposed development is in direct conflict with all local heritage planning and regulations. The site in question has been identified by Ku-ring-gai Council as an area of significant heritage value, crucial to the preservation of the surrounding environment. This is precisely why the area has been earmarked for alternative planning in the Council's Preferred Scenario.

The construction of large, modern, 9-story buildings of such considerable scale and mass is fundamentally incompatible with the surrounding 1- and 2-story residential properties. The Council's Preferred Scenario specifically aims to protect and maintain appropriate heritage zones, and this development would create a detrimental visual impact that is entirely inconsistent with the character of the area.

Moreover, even State heritage guidelines acknowledge that the design and scale of nearby properties can substantially influence the integrity of heritage sites. Given the proximity of this development to 54 heritage-listed properties, its scale and bulk would create a significant visual disruption to these important sites. It should also be noted that due to the Metro Tunnel running under parts of Lord St and Roseville Ave the surrounding homes will not be able to be developed into higher density housing so this development will be an island, in no way contributing positively to the community streetscape currently or in the future due to constraints around the Metro Tunnel. Kur-ring-gai Council's Preferred Scenario earmarks other areas in Roseville that would be better suited to such a development.

Traffic

Having lived on Lord St for over 13 years, I have witnessed firsthand the significant growth in traffic density and parking challenges over this time. The further increase in traffic resulting from the substantial population growth between Lord Street and Roseville Avenue will be entirely unmanageable:

- Given our proximity to the rail station, weekday parking already extends hundreds of metres down both Lord Street and Roseville Avenue. We regularly have cars parked partially over our driveway making it extremely difficult and dangerous to exit our drive due to decreased visibility. As there will not be enough off street parking to

accommodate the additional needs of the proposed development for both new residents and their guest the surrounding streets will be put under added pressure.

- Roseville College, located just one block from the proposed development, already causes considerable traffic congestion during pick-up and drop-off times on Lord Street and Martin Lane, even without the added pressure of increased population density; and
- Access to major thoroughfares such as the Pacific Highway is already heavily congested. For example, trying to access the Pacific Highway from Clanville Street to head north during peak hours can take upwards of 15 minutes as can turning left on to Boundary St to head south, and this will continue to be the main access point for the new residents of the development.

Additionally, I have serious concerns regarding the impact of the construction phase on our neighbourhood, particularly considering the aforementioned issues. The construction is expected to last for 2 years, with work scheduled 6 days a week, further exacerbating the already strained traffic conditions. Lord St is not a very wide street and is not able to accommodate large trucks and construction vehicles easily. Already when there are simple renovations occurring to single dwelling homes on the street it causes significant congestion and chaos.

Both during and after construction, the burden on our already congested streets will be overwhelming for all residents and anyone using the area.

Destruction and loss of green space

The proposed development will have an irreparably negative impact on the green space in the surrounding area. The removal of 91 trees represents a significant environmental loss, and the fact that only minimal replacement can be achieved — with no substantial trees due to the site's depth constraints — will result in a lasting detrimental visual and environmental impact on the Roseville community.

Conclusion

I thank you for your time and consideration in relation to my concerns regarding this project and I would again like to stress that I strongly object to its approval.

Sincerely,

Sara Mann

0410611156