

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

Dear Sir or Madame.

My name is James Hayes and I live with my wife Jacqui and 2 adult children at 30 Lord St, Roseville NSW 2069. We have lived in our current home for 13 years, and for a total of 23 years in Roseville. Our home is less than 100 metres from the eastern boundary of the proposed location of SSD-78996460.

Whilst I am very understanding of the need to build more housing stock closer to transport and employment hubs, I object to this development for a few reasons.

Timing

This application lodged under the TOD scheme should not be considered until Ku-ring-gai Council's Preferred Scenario is resolved. The perfectly reasonable counter proposal lodged by the Council – which I strongly support - provides the increased housing stock the State government is seeking in a manner that better preserves the unique character of the area. Furthermore, the TOD planning regime was introduced without public consultation and is to be set aside if the Council's Preferred Scenario is adopted.

Disruption to built and natural form

The SSD-78996460 proposed development would place a 9-storey apartment block in the midst of mainly single and double story homes, and beautiful, mature trees. I believe the proposed development would severely disturb the architectural and 'green' harmony of the neighbourhood. This harmony was one of the main drivers of our decision to move to Roseville.

Weakening of heritage values

The proposed development would compromise the heritage value in the area. It would be in the middle of 3 heritage conservation area with 54 heritage listed houses in the vicinity,

Disruption to local amenity

The proposed development would have significant, permanent impact on many surrounding homes in the form of loss of views, privacy and access to sunlight, and the new impacts of shadowing and wind tunnels. There is also the noise and traffic impact during the construction phase. The proposed development wants to build for 60 hours per week for at least 2 years in an area that has just had 2-3 years of construction noise and traffic during the Roseville College redevelopment

Traffic impacts

There is already considerable traffic in this area of Roseville related to Roseville College, Roseville residents driving to work, school etc, and rail commuters driving into Roseville from surrounding suburbs to access the heavy rail and Metro. Furthermore, some of the surrounding streets, particularly Martin Lane and Glencroft Avenue, are narrow due to parked cars and are (or close to) effectively one way. The addition of an extra 344 cars (plus visitor's cars) moving around this small area can only further exacerbate these traffic issues.

Parking

The residents of the proposed development will likely have more cars than car spaces available within the building. Rail commuters already fill all the available street parking on Lord St and Roseville Avenue from Roseville station almost to Archbold St, so the additional demand for parking will exacerbate the existing, substantial pressure on parking.

Community engagement

In my view Hyecorp has not adequately engaged with the local community re the proposed development. I did receive the flyer from Hyecorp in my letterbox that described the proposed development but was not able to attend the one community drop-in session on 12 March. If a development is of significance to the State of NSW then surely there here must be more opportunity for the impacted community to give and receive feedback from both the developer and the State government.

Regards,

James Hayes