

To Whom it May Concern,

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

Located opposite the proposed site, I write to lodge my strong objection to State Significant Development (SSD) submitted by Hyecorp for a 9-storey development.

This proposal has not gone through appropriate community engagement, contravenes established planning controls, disrespects heritage protection and fails to align with the values and expectations of the local community. This application lodged under the TOD scheme, is NOT in the public interest, and should not be further progressed or determined until the Council's 'Preferred Scenario' is resolved.

Roseville is an area of considerable heritage and environmental value and chosen by us to purchase a family home. The construction of a multi storey development will not only change the function of the locale but irreparably change the appeal which attracted us to purchase here.

Areas of concern:

1. Lack of Community Engagement

A Hyecorp flyer was received on the day of the short consultation period. With a window of 4-6.30pm on a working day, attendance at the Lindfield Community Hall was not viable.

No other information, engagement or other forms of feedback were sought by Hyecorp. The flyer was the first advice we had received about the proposal.

2. Heritage Impacts and inappropriate Massing

The subject site is located adjacent the Clanville Conservation Area and is within the immediate visual proximity of multiple protected heritage listed properties.

The distribution of heritage list properties in Roseville and Lord Streets, coupled with the location of the Metro tunnel and associated building constraints, would have the proposed Hyecorp proposal as the only multi-level development in the area.

The proposed development fails to observe requirements that new development adjacent to heritage items must respect established scale, roof forms, setbacks, and architectural detailing. No integration to the existing streetscape has been considered.

The TOD is inappropriate in Eastside Roseville, and we support the Council's 'Preferred Scenario' which recognises the unique character, having regard to the existing built form in the area of the proposed development, local infrastructure capacity, heritage conservation and community expectations.

3. Traffic Overload

The proposal includes parking for 344 parking spaces, increasing traffic in an already busy commuter parking area. An additional 728 residents will generate an unsustainable increase in local infrastructure, especially in the peak hours.

Roseville is the nearest station before Chatswood where commuters can park freely (in terms of cost and unlimited hours) in suburban streets. The popularity of the Metro stations has already increased traffic in our neighbourhood. Cars are parked from Hill St to beyond Martin Lane. Every street from Clanville to Victoria is similarly clogged up and this reflects the massive influx of commuters, mainly from the northern beaches. In essence most of the streets in the area are essentially one-way.

Martin Lane which forms one boundary of the proposed site is extremely narrow. It forms part of the local rat run and is also a bus route. Numerous times we see the bus attempt to make a dangerous entry into the crowded laneway, only to either proceed at risk to parked cars and other drivers, or reverse back into Roseville Avenue, itself a dangerous undertaking. This is a lane that is enjoyed by many pedestrians, babies in prams and dog walkers, being on a walking route to Roseville College and Roseville Public for many families as well as large groups of sports teams from the schools.

Egress and access from Roseville Eastside to major arterial roads such as the Pacific Hwy, Boundary St and Archbold Rd are already choked, with the intersection of Clanville and Pacific Highway already excessively congested.

Construction Mon-Fri 7am - 8pm and Saturday 8am - 1pm over a 24 month period would dramatically increase already stretched infrastructure.

4. Excessive Height and Mass

The visual impact from adjacent and neighbouring streets is unacceptable. If the council's Preferred Scenario is adopted, this will be the only development of its type in the vicinity. A 30m development surrounded by 1-2 storey houses would be totally out of character.

Section 6.1.2.2 of Hyecorp's EIS admits the building would completely block the north-facing windows of all houses opposite from 2pm and extends to backyards from 3pm. Balconies and windows from higher levels would have direct views into surrounding neighbours.

5. Heritage Impacts

The subject site is located adjacent the Clanville Conservation Area and is within the immediate visual proximity of heritage listed properties. The 9 houses slated for demolition all contribute to this area.

The proposed development fails to observe Section 3.9 of the KDCP, which requires that new development adjacent to heritage items must respect established scale, roof forms, setbacks, and architectural detailing. None of these aspects have been considered, resulting in visual isolation. No serious attempt has been made to integrate or defer to the prevailing heritage streetscape, and in doing so, risks eroding the historic identity of the area.

6. Tree Loss and Environmental Damage

In an area full known for its tree canopy and wildlife, a total of 91 trees are proposed to be removed, destroying habitat for protected and locally significant fauna, including kookaburras, galahs, rosellas, echidnas, and ringtail possums.

Conclusion

This application fails on many fronts –

- **It is non-compliant with height limits and planning controls**
- **It will provide permanent damage to Roseville's important heritage and character**
- **Hyecorp has failed to engage with the Community and not provided a fair and transparent process**
- **It disregards environmental, infrastructure and amenity needs of the community**