

RESIDENTIAL DEVELOPMENT WITH IN-FILL AFFORDABLE HOUSING 16-24 LORD STREET & 21-27 ROSEVILLE AVENUE, ROSEVILLE (SSD-78996460)

SUMMARY

I **strongly oppose** this application because:

1. the development is incompatible with and will undermine the established Heritage Conservation Area
2. the bulk and scale of the development will result in overshadowing and loss of privacy and amenity for neighbours
3. the development will adversely impact car-parking and traffic
4. the development does not address infrastructure concerns
5. the proposed development will result in a substantial loss of tree canopy
6. there has been inadequate community consultation by the developer about the project

It is also premature to consider the application at this time. The application has been lodged under the TOD planning regime **before** Ku-ring-gai Council proposed its Preferred Housing Scenario. If that Scenario is accepted by the government then the TOD planning regime will be set aside. **The application should not therefore be determined until the government's position on Council's Preferred Housing Scenario is known.**

INCOMPATIBILITY WITH THE HCA

The proposed development site is located within the Clanville Conservation Area. The Clanville Conservation Area has aesthetic significance for its highly intact and quality Federation and inter-war houses, including the properties at 16-24 Lord Street and 21-27 Roseville Avenue. There are also 54 heritage listed houses nearby.

The proposed development involves demolishing 9 houses that contribute significantly to the HCA.

The development also involves constructing 4 buildings up to 9-storeys each. This design and the overbearing visual impact of the development is incompatible with and will undermine the character, built form and aesthetic significance of the HCA which is characterised by 1-2 storey houses.

As a result of significant development constraints at surrounding sites (due to the Metro tunnel reserves) this development, if approved, will become an isolated island of 4 towers surrounded by Federation houses. It will stick out like a sore thumb and be an eyesore.

BULK AND SCALE

The proposed development will dominate the landscape and neighbouring properties. It will result in overshadowing, lack of privacy and overall lack of amenity.

ADVERSE IMPACT ON COMMUTER PARKING AND TRAFFIC CHAOS

Lord Street and Roseville Avenue are used for train commuter parking. As a result, substantial numbers of cars park directly in front of the properties proposed to be developed as shown in the photos below.

Car parking in front of 21-27 Roseville Avenue.



Car parking in front of 16-24 Lord Street



This parking continues up and down both streets (and surrounding streets) for as far as the eye can see. Where are these commuters supposed to park their cars during construction of the development? All available space in surrounding streets is already taken up with commuter parking.

The development will also result in further traffic chaos in already congested streets. For example, Martens Lane is adjacent to the proposed development. As the photo below shows, commuter car parking takes up both sides of the street meaning that only one car can pass down the lane.



This regularly results in chaos during the morning and afternoon rush hour/school pickup. When 2 cars (or a bus) enters either side of the lane at the same time traffic grinds to a halt leading to a substantial build-up of traffic into Roseville Avenue and Lord Street. Adding an additional 259 apartments into this area will exacerbate this problem.

INFRASTRUCTURE CONCERNS

The proposed development does not adequately address the impact on infrastructure including drainage, stormwater run-off, water pressure, sewerage, power and roads.

LOSS OF TREE CANOPY

If the development is approved 91 trees will be removed to accommodate the development.

This will result in a devastating loss of tree canopy.

LACK OF CONSULTATION

I live close to the proposed development. Hypecorp has not engaged with me about the project at all.

I was not aware that there was a community drop-in session on 12 March 2025 to discuss the project. Nor was I aware that there was a community survey on the Hypecorp website. I have since learned about these matters from others in the neighbourhood. If I had known about them I would have provided feedback to Hypecorp opposing the development.

CONCLUSION

I moved to the area because it formed part of an HCA that protected its Federation character. The bulk and scale of the proposed development will destroy the unique character of the HCA. It will also: (a) have an adverse impact on the amenity of neighbouring properties; (b) result in environmental damage from the removal of 91 trees; and (c) put additional strain on already congested traffic, parking and infrastructure.

I support the Council's Preferred Housing Scenario for future development. If the government accepts that scenario then the TOD planning regime, under which the current development is made, will not proceed. Consideration of the development application should be deferred pending the government's response to Council's Preferred Housing Scenario. Alternatively, it should be rejected for the reasons given above.