

Objection:

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

Submitted by:

Glenn Cooper

19 Oliver Road Roseville NSW 2069

Tuesday, 27 May 2025

Dear NSW Planning,

My name is Glenn Cooper and I live at 19 Oliver Road Roseville NSW. My home is located one street away from Roseville Avenue and approximately 200m from the proposed development. I have lived in Roseville for more than 20 years.

I **do not** support Hycorp's proposed development for 16-24 Lord Street & 21-27 Roseville Avenue, Roseville (SSD-78996460).

I was unaware of the proposed development until told about it by a neighbour in late March 2025. I did **not** receive Hycorp's community flyer in my letterbox and was **unable** to attend the community drop-in session at Lindfield Seniors Centre/Community Hall on Wednesday 12 March 2025 as the date had already passed. I completed the online survey on the Hycorp website expressing my view that the height and scale of the development was inappropriate and that I did not support it.

I object to the proposed development mostly due to the height, scale, and location amongst single and double storey family residences. The community has always been led to believe that the TOD allowed for 6 storey developments with **some** uplift to 8 storeys for affordable housing. This development comprises 9 storeys across each of the 4 buildings which is well in excess of the communities' expectations of the TOD. The proposed development breaches the permissible height limit for the site under the existing TOD provisions even with the 130% increase allowed for affordable housing - for which Hycorp are requesting an exemption. Why should an exemption be granted for affordable housing when it only needs to be affordable for 15 years? And why is 8 storeys not enough?

Weekday street parking in Roseville Avenue and Lord Street, along with nearby streets such as Trafalgar Avenue, Oliver Road, The Grove, Bancroft Avenue, and Victoria Street, is full from early morning until early evening due to commuters driving to catch the train from Roseville Station. The photos below were taken at 2:15pm on Tuesday 27 May 2025 showing parking on The Grove, Oliver Road, Trafalgar Avenue, and Roseville Avenue on a normal weekday. The provision of only 309 car parking spaces and 8 motorcycle parking spaces for 259 apartments (housing approximately 700 residents) seems inadequate – equating to only 1.22 parking spaces per apartment (approximately 0.45 parking spaces per resident). These low ratios likely mean that many of the residents will be parking vehicles on

the street during the day, overnight, and on weekends. In addition, many drivers these days choose larger SUVs and utes which are often too large to fit in underground apartment block carpark and inevitably end up parked on the street. This will further exacerbate the limited daytime parking available in the streets near Roseville station.





I am **not** a NIMBY, I am **not** anti-development, and I am **not** against affordable housing. I **am** against inappropriate development – of which Hyecorp’s proposed development is. I agree that we need more housing development in Ku-ring-gai, and I agree that we need more housing choice in Ku-ring-gai – including affordable housing in perpetuity. But more development needs to be done in a considered manner and needs the support of the local community. Ku-ring-gai council’s preferred housing scenario for increased development **is** supported by the Ku-ring-gai community and provides a better outcome for all residents. The Hyecorp development is **not** consistent with Ku-ring-gai’s preferred scenario – it will be an isolated island of 4 9 storey towers surrounded by single and double storey houses, and will forever be an “eyesore on the landscape” if approved.

Hyecorp’s proposed development should be rejected.

Kind regards,

Glenn Cooper