

## **Objection:**

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

Submitted by:

**Nerida Campbell  
19 Oliver Road, Roseville**

Dear NSW Planning,

I am writing to formally express my objection to the proposed **Residential development with in-fill affordable housing, 16-24 Lord Street & 21-27 Roseville Avenue, Roseville (SSD-78996460)**.

Whilst I fully appreciate there is an urgent need to increase the levels of housing, and to provide more choices in the types of homes available in the Roseville area, I believe this development is not appropriate and should be rejected.

I have been a resident of Roseville for over 20 years, and my home is approximately 200 metres from the proposed development.

My primary concern is that the proposed development is inconsistent with Ku-ring-gai Council's viable and reasonable alternative preferred scenario to meet the housing targets set for it by the NSW Government. Through consultation with local residents, Ku-ring-gai Council have developed an alternative preferred scenario which considers the key issues of concern – new housing needs, heritage, environment, infrastructure and community – and provides a reasonable compromise that manages to balance these. Although Ku-ring-gai Council's alternative preferred scenario has not yet been submitted to the NSW Government, it does seem that it will achieve (if not exceed) the housing targets that are required while also protecting important and irreplaceable heritage and environmental assets and manage the increased pressure on local infrastructure. Hycorp's proposed development is completely inconsistent with the well-considered and researched alternative preferred scenario that has been proposed by Ku-ring-gai Council.

The size of the proposed development is also excessive even when it is viewed against the NSW Government's Transport Oriented Development (TOD) program which applies to land within 400 metres of (Roseville) train station. The TOD permits six-storey apartment buildings, with an opportunity to increase to eight storeys if 15% of the homes are provided as affordable housing for the (relatively short)

period of 15 years. This proposed development is for nine-storeys<sup>1</sup> , higher than that contemplated by the TOD and would be situated near and adjacent to a number of homes which are only one or two storeys in height.

The proposed development is completely out of character for the area. It will have a significant negative impact on Roseville's heritage and environmental assets, place a considerable strain on local infrastructure – stormwater, sewer, parking and traffic flow - and irreparably damage the character, streetscape and quality of life of the local community.

I feel strongly that no decision to progress or approved this proposed development, which was lodged under the TOD program, should be made until the NSW Government has received and fully considered Ku-ring-gai Council's alternative preferred scenario.

### **Heritage Impact**

The proposed development is in an area that Ku-ring-gai Council has identified as a heritage conservation area and includes nearby homes with "local significance"<sup>2</sup>. The proposed development will result in the demolition of nine homes<sup>3</sup> that currently contribute to the value of the heritage conservation area and the homes and gardens adjacent to it will be significantly impacted by both overshadowing and a reduction in privacy:



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<sup>1</sup> Hyecorp Environmental Impact Statement p.6

<sup>2</sup> Hyecorp Environmental Impact Statement p.22-23

<sup>3</sup> Hyecorp Environmental Impact Statement p.22

Ku-ring-gai Council's alternative preferred scenario seeks to protect East Roseville's valuable heritage conservation areas near Roseville train station, while supporting appropriate developments closer to existing local centres (Hill Street) and the rezoning of more suitable areas within 800 metres of train stations for apartment developments.

### **Environmental Impact**

The proposed development will result in the removal of 89 trees<sup>4</sup>, which currently contribute to local biodiversity, carbon sequestration, and assist with reducing urban heating. The trees and other vegetation on the proposed development site are home to native fauna – particularly birds - many of which would face displacement and the removal of food sources with the removal of trees and the construction activities.

### **Strain on Local Infrastructure**

The proposed development would significantly increase the population density – with the addition of at least 700 people<sup>5</sup> - in a relatively small area, and will significantly negatively impact local infrastructure.

During the week East Roseville's streets within 500m of Roseville train station are normally full (see pictures of Oliver Road – looking east and west). There is little other long-term commuter carparking available close to the train. The only direct access to the Pacific Highway from East Roseville is by Clanville Road which is already heavily congested during morning and afternoon peak hours.

Hyecorp asserts that the proposed development "ensures easy access to public transport, supports local businesses and services, and promotes the use of public transport, reducing traffic congestion and enhancing the efficiency of the transport system"<sup>6</sup> however it includes 309 car spaces and 8 motorcycle spaces<sup>7</sup>. The inclusion of a total 317 car and motorcycle spaces, together with an additional 35 visitor car spaces, to support the proposed development's 259 apartments does not align with Hyecorp's assertions and is completely disingenuous. Even with substantial upgrades being made to traffic management systems in the East Roseville precinct the additional vehicles associated with this proposed development will significantly exacerbate traffic congestion.

As a long-time resident, more than 20 years, I am aware of issues that have arisen in East Roseville with respect to stormwater and runoff and with Ku-ring-gai's ageing water and sewage system.

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<sup>4</sup> Hyecorp Environmental Impact Statement p.11

<sup>5</sup> Hyecorp Environmental Impact Statement p.32

<sup>6</sup> Hyecorp Environmental Impact Statement p.10

<sup>7</sup> Hyecorp Environmental Impact Statement p.32

This proposed development will add to the strain East Roseville's critical infrastructure is already experiencing.



**Typical weekday street parking looking East on Oliver Road (27/5/25)**



**Typical weekday street parking looking West on Oliver Road (27/5/25)**

### **Community Disruption**

The proposed development risks altering the very character of the East Roseville community. East Roseville is known as having a leafy and tranquil environment with quiet residential streets, it contains a mix of Federation-style homes, Californian bungalows and post-war houses and gardens. The introduction of a large-scale housing development to this small area threatens to erode East Roseville's unique attributes. Construction activities would also bring prolonged noise, dust, more traffic congestion, and heavy machinery, adversely affecting the daily lives of local residents including their mental well-being.

The scale and architectural style of the proposed four separate buildings comprising the proposed development simply do not align with the existing streetscape. Ku-ring-gai Council's alternative preferred scenario preserves the integrity and heritage of East Roseville and identifies other areas within Roseville where a development such as this would deliver a better outcome for the community – renewing and revitalising existing local commercial centres (specifically Roseville's Hill Street precinct and upper Victoria Street) and minimising the impact on local residents.

### **HyeCorp Engagement with Local Community**

Hyecorp's engagement with the local community has been haphazard. I did not directly receive Hyecorp's "21-27 Roseville Avenue & 16-24 Lord Street Roseville - community flyer" and only learnt of its existence by chance in a casual discussion with a neighbour in late March or early April 2025. I was surprised and very disappointed upon obtaining a copy of the flyer to learn that Hyecorp had held a community drop-in session on 12 March 2025 which I was of course unaware of so could not attend. I did then complete the survey referred to in the flyer about the proposed development sometime in the first weeks of April 2025. I am uncertain whether or not my comments were received in time for inclusion in Hyecorp's Environmental Impact Statement (EIS) dated 16 April 2025. I cannot see any of my comments, which were quite critical of Hyecorp and the proposed development, included in their EIS.

I am very sceptical about whether Hyecorp has been genuine in their description of how they have engaged with and gathered feedback from the local community.

The above together with the fact that Hyecorp decided to take the "fast track" with a State Significant Development Application, and to push for a decision ahead of Ku-ring-gai Council's submission of its alternative preferred scenario to the NSW Government for consideration, confirms in my mind that Hyecorp has little regard for my local community and its best interests.

### **Recommendations**

While I am not inherently against progress, growth or development, and acknowledge the need for Ku-ring-gai and Roseville to contribute to addressing new housing shortfalls and provide affordable housing, I believe that Hyecorp's proposed development should not be approved or progressed until the NSW Government has received and fully considered the alternative preferred scenario prepared by Ku-ring-gai Council.

Hyecorp's proposed development was lodged under the TOD planning controls, which were disappointingly introduced by the NSW Government without public

consultation. I am hopeful that the NSW Government will consider Ku-ring-gai Council's alternative preferred scenario favourably and approve it.

I believe Ku-ring-gai's alternative preferred scenario is a superior approach and will deliver the new housing planning required in Ku-ring-gai. It will both achieve the housing targets required by the NSW Government while protecting and preserving Ku-ring-gai's assets – heritage, environment and community.

### **Conclusion**

I respectfully request that the proposed development not be approved. Growth and development are vital, but I feel they must only be pursued in a manner that respects heritage and the environment, manages local infrastructure, and enhances community well-being.

Thank you for considering this objection to Hyecorp's proposed development. I trust that you will determine that the needs of current local residents and future generations are best served by not approving this proposed development.

I am open to participating further in discussions or consultations regarding this matter.

Yours sincerely,

Nerida Campbell

19 Oliver Road, Roseville

Date: 27 May 2025