

To whom it may concern

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

**Objection to Proposed Development East Roseville (SSD-78996460)**

After careful consideration I am writing to formally express my objection to the proposed Hyecorp development in Roseville, specifically **16-24 Lord Street & 21-27 Roseville Avenue, Roseville (SSD-78996460)**.

As a concerned resident of the community, I would like to voice my objection to the proposed development because I believe that it poses several significant far reaching negative impacts for existing residents and that warrant careful reconsideration before the NSW Government overrules Council's current submission to increase dwellings in our area and approves Hyecorp's major project development application.

For context I live less than 500m from the proposed major project development by Hyecorp, which is located in-between my home and the Roseville Station. I have been a resident at 49 Bancroft Ave Roseville for 24 years and prior to that lived much of my life in the Ku Ring Gai Council area, specifically in Middle Harbour Road Lindfield. Having grown up in Lindfield I enjoyed the heritage village atmosphere of the Ku Ring gai suburbs and very deliberately set up my own family home in Roseville, east of the station to raise my young family with the view to retire in the same place.

The reasons for my objection are set out below and consider the Ku Ring Gai council's requirement to provide additional residential housing and in particular affordable housing. My own adult children are examples of residents that when they leave home cannot afford the current entry level prices in Roseville. I would prefer they can live close by me in the future when they themselves have their own families and require grandparents in their life.

I have divided my concerns into the following areas of concern:

**Environmental Impact**

I believe the development's location, and scale is disproportionate to the East Roseville area and does not appear to consider the existing delicate balance of the local ecology and heritage of the suburb. The development will inevitably lead to the destruction and relocation of local flora and fauna, some of which are unique to our council area. Moreover, increased urbanization will contribute to additional pollution in the immediate area and water catchments and increase the strain on already limited resources, such as water. Indeed, the condition of the supply is already under constant repair.

Continuing to permit the concentration of high-rise dwellings in the area will also increase the temperature of the suburb which can cause long term problems especially with current climate change issues.

The development in question towers above right the edge of the NSW Government's proposed area for residential high rise and will tower well above all existing buildings in proximity of the development and overshadow many homes that will not be developed.

Large-scale developments bring with them increased noise and light, which can have a detrimental impact on the quality of life for residents in its surrounds. The quiet and charm of

the suburb will be disrupted and the peaceful environment destroyed consequently affecting the happiness and well being of residents.

### **Community Displacement and Loss of Community**

While it is appropriate that the City of Sydney should provide affordable high-rise residential development, does that mean that no one is allowed to live in a heritage area with amenities? Does it have the right to take away what we already in our area. The City of Sydney should allow a variety of dwellings across Sydney and that should include an option to live close to transportation in the traditional suburban blocks, especially those with individual heritage characteristics and communities that have developed over generations. Heritage areas are more than the look of a building or suburb; it involves a way of life. It's a vibe that should be preserved for future generations.

Hyecorp's development plan will likely cause displacement of long-standing residents changing the neighbourhood and splitting up a cohesive friendly working community. As current residents move away from the area, the stability and cohesion of our community is erased along with the rich history and tradition that we have collectively built over generations.

Property values in Sydney continue to rise and the economic ramifications of rising property prices are that there are no guarantees home values will decrease or become more affordable. It is hard to believe the development in question, quoted as "high quality" will reduce house prices in the area or be any more affordable than the existing dwellings. It seems more reasonable to assume that the rising prices of existing homes in the area will probably raise the prices of the new dwellings, including those designated affordable.

### **Traffic Congestion**

The East Roseville area is already stretched with parking and traffic problems due in part to Roseville College and out of area commuters from the Northern Beaches and surrounds who drive into the area to access the train line. In addition, it should be noted that at peak hours it is impossible to use a motor vehicle to exit the area east of the rail line and Archbold road and Boundary Street. The Clanville Rd and the Pacific Highway intersection is choked; Hill St is a left hand only to Boundary Road only and it is impossible to turn right into Archer St for access to Chatswood. Roads perpendicular to Archbold road are either No Right turns or too dangerous to turn right from and motorists refrain from this turn. It is unreasonable to assume that all the new residents will use public transport. The introduction of additional residential motor vehicles will result in a substantial increase in traffic in the area. Lord and Roseville Avenues as well as Martin Lane are not equipped to handle the influx of vehicles that will accompany the development. Hyecorp's website suggests the creation of 344 basement parks and given that the majority of the dwellings are for families, it can only mean each family will have more than one car and this will mean residents will be required to also park on the streets, further congesting the area. This will lead to increased travel times, more frequent accidents and increase danger on the roads, especially pedestrians and it should be noted that the proposed development is near local government and private schools.

### **Infrastructure Strain**

The current infrastructure is not designed to support the magnitude of development proposed by Hyecorp. In addition to the rad issues mentioned above, essential services such as utilities, healthcare, and education facilities will be overwhelmed, leading to a decline in service quality.

The Hyecorp's development appears to be very close to the metro tunnel extending from Chatswood towards Tallawong and I wonder what affect such a large building will have on the metro line and also the Metro line might have on the new building or future developments. The location of the line will affect opportunities for nearby development and the proposed development will permanently be overbearing in the suburb and detract from the current village feel.

## **Hyecorp**

Generally, with major project developments, especially those that will change the fabric of the suburb the developer engages in community consultation. Despite our proximity to the development and the impact it will have on the suburb to date I have not received any consultation from Hyecorp. It is not acceptable that a development of this size is made without consultation with the wider community.

The Hyecorp development appears to be an opportunistic development for profit and does not take into account any of the opinions and views of existing residents that would be required to live with the overbearing size of the new building, its overshadowing, and inevitable reduction in privacy for nearby residents and additional cars which will add congestion to our streets approaching the train line and which are already at capacity, particularly in peak hours.

Nine family homes are to be destroyed for 259 new family apartments which in Hyecorps own words are :” .... will be replaced with a high-quality residential apartment development including a mix of apartment sizes including family sized homes.” It is hard to understand how the new development addresses Government's desire to create more affordable housing when Hyecorp admits the 51 affordable units are also high quality, which inevitably means expensive, especially if they have access to the development's luxury add ons listed as a pool, sauna, gymnasium, cinema, private dining, and pre-function room.

The values of homes in the area will only mean that the new dwellings will be as expensive as dwellings in the surrounds.

## **Alternative Solutions**

While development is often necessary for a growing city, it must be approached sustainably and responsibly. The NSW Government along with planners should consider alternative locations for the proposed project that would minimize environmental damage and disruption to the community. Additionally, investments to improve current infrastructure should be considered before pursuing new major developments.

The Hyecorp development should not be approved before consideration is given to the Ku Ring gai Council's proposal to develop high rise in Ku ring gai's existing commercial centres in Lindfield and Gordon and maintain the integrity of the existing Ku Ring Gai suburbs of Roseville and Killara.

For the Roseville area, it would seem to be more reasonable to redevelop areas closer to the Roseville Station, where infrastructure and some older units need repair and a redevelopment with commercial and residential opportunities may be more advantageous to the State Government's plans and existing residents. New developments in this area could make use of the rail corridor and would be much easier to support. It seems reasonable to me that the NSW Government considers allowing redevelopment directly over the rail lines and rail stations. Residential development in these areas have access to amenities and transport and major roads like the Pacific Highway.

## **Conclusion**

In conclusion, the overall the losses for the East Side Roseville area and the greater area far outweigh the gains for a small number of new residents. The proposed Hyecorp development between Lord and Roseville Avenues raises significant concerns that need to be addressed.

I strongly believe that this project, in its current form, is not in the best interest of our community. I respectfully request that the relevant authorities reconsider the approval of this development and explore more community-friendly alternatives.

I do support the Council's proposal to limit the development for the East side Roseville area and allow it closer to the trainline and current commercial centre and allow greater development in Lindfield and Gordon which has better transport and more amenities. I urge the NSW Government does not approve Hyecorp's development application without considering the Council's proposed preferred development scenario and the effect on the well being of residents.

To allow the major project to proceed will destroy forever the last remaining examples of the North Shore's federation era and this is a loss for the residents of greater Sydney.

Thank you for considering my objection.