

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)

I am writing to formally object to the proposed Hycorp development in Roseville, specifically **16-24 Lord Street & 21-27 Roseville Avenue, Roseville (SSD-78996460)**.

As a concerned resident of the community, I object to the proposed development on the basis that:

- It is excessive in size relative to the surrounding area.
- That the current infrastructure in the area is not sufficient to support the development.
- There is no plan or impact study by Hycorp on how the development will impact the surrounding area or how additional stress on infrastructure such as roads is to be managed. An environmental impact study must be undertaken and discussed with the community before any approval is granted to proceed.
- It only provides approximately 20% of the units as affordable housing. This is inconsistent with NSW Government policy to provide more affordable housing.
- The cost of the units being developed are outside the reach of many first homebuyers and therefore does not achieve NSW Government policy of lowering housing costs.
- There are more appropriate locations within the Roseville area to cater for such developments which minimise the impact on the suburb and still achieve the increased housing objectives.

As such, the development poses significant issues that warrant it's scaling back to address the above points. Furthermore, the NSW Government must address the Ku Ring Gai Council's current plan to increase housing before the NSW Government exercises its ability to overrule the Council's planning approval with respect to this development.

For context I live less than 500m from the proposed Major Project development by Hycorp, which is in-between my home and the Roseville Station. I have been a resident at 49 Bancroft Ave Roseville for 24 years. I moved to the area given the thriving community environment that exists and believe this should be preserved for future generations rather than profiteering by companies that have no regard for life in the suburb. Furthermore, I support increasing affordable housing provided it is done in a balanced manner which is equitable to both existing and new residents.

Set out below are further details on the reasons for objecting to the development notwithstanding the need to develop more affordable housing in the Ku Ring Gai council area.

Hycorp

Generally, with major developments there is community consultation particularly with residents in close proximity to the development. I am not aware of any such consultation and there was no community indication that such a project was being considered. This proposal has been put forward broadly in secret so to avoid the need for proper consideration of community concerns.

Furthermore, the Hycorp development is pitched to homebuyers with wealth. None of the properties that will be offered are likely to be accessible by many first home buyers or people from low socioeconomic backgrounds as their cost will be in excess of \$2m. This is contrary to providing affordable housing.

Hyecorp has not addressed the impact on the surrounding infrastructure and environment. An environmental impact study must be mandated and discussed with the community to ensure that a development of this nature can be supported. Any additional infrastructure requirements regarding traffic management, replacement of tree canopy etc must be borne by Hyecorp and not Ku Ring Gai ratepayers or the NSW State Government.

Overall, the Hyecorp development represents an opportunistic development for profit and does not align to Government policy to develop affordable housing which is ultimately being made by taxpayer funds with the State Government subsidising rents for the “affordable” properties in the development.

Infrastructure Strain

The current infrastructure in Roseville is insufficient to cater for high density housing both during construction and after completion. Any development approval must be accompanied by:

- The State Government increasing the frequency of trains that stops at Roseville Station which is currently underserved.
- Improve traffic flow through Roseville as there are choke points at Hill Street onto Boundary Street, Clanville Avenue onto the Pacific Highway and there is no safe exit from Lord Street and Roseville Avenue on to Archibold Road.
- Congestion that already exists around Roseville College.
- The proximity of the development to the shallowest point of the Sydney Metro Tunnel. Sound engineering assessments should be undertaken to ensure there is no risk of sinkholes developing.
- Any development approval must be accompanied by the requirement for a laneway through the middle of the development linking Lord Street and Roseville Avenue to cater for access to any carparking at the site. This will alleviate pressure on Martin Lane which is already choked with traffic.
- Carparking at the site should not be provided to the scale that is being proposed. The development should be encouraged to use public transport, and this should be improved by the State Government.

The cost associated with improving the traffic flow in the surrounding area must be paid for by Hyecorp and not the council as the developer cannot profit at the taxpayers’ expense.

Environmental impact

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 of local flora and fauna, some of which are unique to our region.

At a time when the Government is seeking to be environmentally responsible the development is counterintuitive with the desire to reduce greenhouse gases and to maintain tree canopy to help offset the impact of global warming.

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

A better alternative is to adopt the Ku Ring Gai council's housing plan which balances the need to develop available housing in more suitable areas whilst maintaining the existing ecology.

Overall, a balance needs to be struck to enable development whilst minimising the impact on the environment.

Community Displacement and Loss of Community

The heritage and community spirit of the area should be retained for the benefit of future generations.

Hyecorp's development plan has no regard to the fabric of the area and its heritage. Once gone it cannot be replaced. One only needs to reference the development of the Rocks to see the damage caused to areas of significance. We should not be repeating this in a historical area of Sydney.

Alternative Solutions

I support the need for additional affordable housing in the Roseville area. I believe there are better ways of achieving this objective if it is done in a methodical and planned way to ensure that it does not cause irreversible damage to the great city of Sydney known for its lush environment. Far too often we have seen the impact of haphazard development across the city. Do we want the whole city to become like Green Square which is a soulless concrete jungle containing buildings of dubious quality?

Specifically, I recommend development of affordable housing:

- Along the rail corridor given the undeveloped nature of the commercial centre of Roseville. There are currently no buildings higher than 2 stories in this area and there is underutilised carparking space which could be used for housing.
- The State Government should approve construction of developments over the rail corridor as this is underutilised space. This would allow for buildings of scale to be constructed that will meet housing needs without impacting the surrounding area.
- Expand the ability to build affordable housing along the bus corridors such as around the shops at Babbage Road. Development opportunities should be shared across the whole city of Sydney. It should not be restricted to just the rail corridor. This way development can be done at scale and in proportion to the surrounding environment.

There is no development plan that can meet everyone's views, however, a balanced approach must be achieved. It is for this reason I support the Ku Ring Gai Council's proposal to develop existing commercial centres in Lindfield and Gordon and maintain the integrity of the existing Ku Ring Gai suburbs in Roseville and Killara. This strikes a balance between development and maintaining the fabric of the surrounds in areas which are already subject to sizable developments or there is underutilised property such as the Roseville shops on both sides of the Pacific Highway.

Any approval of the Hyecorp development should not be approved before consideration is given to the Ku Ring Gai Council's plan which achieves the New South Wales Government objectives.

Furthermore, any approval to develop the site must be scaled back to a more environmentally sustainable structure as follows:

- An environmental impact study prepared and made available to the public to ensure there are no adverse impacts on the local infrastructure.
- Any infrastructure costs to be borne by Hyecorp and not taxpayers.
- The height of the development should not be higher than 5 stories.
- The units should be restricted to 2 bedrooms to encourage affordable housing.
- The ratio of affordable housing should be increased from 20% to 50%.
- The number of carparking spaces be restricted to one per unit.
- A laneway must be constructed between Lord Street and Roseville Avenue to remove traffic off local streets and reduce congestion.

The above changes will balance the need for available housing, minimise the impact on local infrastructure and limit irreversible damage to the local environment.

In conclusion, the proposed Hyecorp development is an opportunistic, profit-making development which has not considered the broader impact on the local infrastructure and the local environment. Any approval for the development must be delayed until after the Ku Ring Kai Council's plans are addressed and the environmental impact study is considered so to ensure there is no cost to taxpayers to address upgrades to local infrastructure which will be required to cater for such a large development. Furthermore, the development should be scaled back as outlined to ensure there is a balance between the provision of affordable housing and the impact on the local environment. I respectfully request that the relevant authorities reconsider the approval of this development and explore more sustainable and community-friendly alternatives along the lines recommended by the Ku Ring Gai Council.

Thank you for considering my objection.

28 May 2025