

EASTSIDE ROSEVILLE ACTION GROUP INC

28 May 2025

Ms Jasmine Tranquille
Senior Planning Officer, Affordable Housing Assessments
Development Assessment and Sustainability
Department of Planning, Housing and Infrastructure

Dear Ms Tranquille,

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

I am writing on behalf of Eastside Roseville Action Group (ERAG) Inc to express our strong objection to this proposal.

ERAG is an incorporated association that was established for the purpose of opposing Hyecorp's development proposal. Our purpose is to give voice to the large and still growing group of Eastside Roseville residents who share ERAG's concern. Over 200 households have reached out to us.

As you know we wrote to Hyecorp on 22 April 2025 and a copy of that letter is attached. We are yet to receive a response to that letter.

ERAG is not opposed to high-density development or to the provision of affordable housing. We recognise the importance of providing well-located and affordable homes for a growing population. What we oppose is inappropriate development. We support the TOD Preferred Alternative Scenario developed by Ku-ring-gai Council in conjunction with your Department. Ku-ring-gai Council formulated this preferred Alternative Scenario following a Court-Mediated Agreement and after consulting extensively with the community. That scenario is designed to meet the NSW Government's housing targets whilst at the same time preserving local heritage character and tree canopy. We welcome well-considered and well-planned development. Hyecorp's proposal does not fit this bill.

ERAG has serious concerns about the content of Hyecorp's Environmental Impact Statement (EIS) and has sought advice from independent experts. Their reports form part of our submission.

Following are ERAG's main concerns in relation to Hyecorp's application - these form the basis of our strong objection to this proposal and our attached submission.

ERAG requests that the Hyecorp application be rejected.

Yours sincerely



Natasha Sherwood
Chairperson
Eastside Roseville Action Group Inc

**Eastside Roseville Action Group Inc's Objection to SSD-78996460,
Residential development with in-fill affordable housing,
16-24 Lord Street & 21-27 Roseville Avenue, Roseville**

Eastside Roseville Action Group (ERAG) Inc has sought advice from independent experts on Hycorp's Environmental Impact Statement (EIS) and selected appendices. Their reports form part of our submission and are the basis of our strong objection to this proposal.

Given the complexity of the EIS and the issues to be addressed we sought assistance from a planning law firm, Storey & Gough, to assist ERAG including to brief those experts.

Attached to our submission is a copy of a letter from Storey & Gough to the Department which attaches and comments on:

1. The Planning Report of SJB Planning (Planning Report);
2. The Planning Report attaches further reports as follows:
 - a. Heritage response from Lisa Trueman, Heritage Advisor, as Annexure A (Heritage Report);
 - b. Survey Report from Mitch Ayres Surveying as Annexure B (Survey Report);
 - c. Community Engagement Review from PlanCom as Annexure C (Community Engagement Report).

We would also make some additional comments as outlined below.

1. Community Engagement

ERAG believes that Hycorp has failed to meet the requirements of the SEARs as outlined in the "Undertaking Community Engagement Guidelines for State Significant Projects" March 2024, as it was expected to, and has not addressed best practice standards as outlined in IAP2.

As a result, we have serious concerns about the veracity of Hycorp's Engagement Outcomes Report (EOR), including the purported community engagement strategy and validity of any related outcomes contained in their EIS, EOR and Social Impact Assessment (SIA). As mentioned, we have sought advice through Storey & Gough from an independent expert, PlanCom, on Hycorp's community engagement strategy. PlanCom's Community Engagement Report concludes that:

- a) The engagement process was inadequate for the purpose of the EIS as per the EOR;
- b) There was simply a lack of participation and therefore available data from the community to assess the community's views on the proposal and a lack of input to help shape the future of the proposal;
- c) The engagement does not meet the requirements of the NSW Government's guidelines.

ERAG has serious concerns specifically in relation to the purported distribution of a "community flyer" to 1,355 residences and businesses surrounding the proposed development site in the first week of March 2025, as described in the EIS, EOR and SIA. In the time available, our Group has been able to survey or speak with 160 households (94% confidence interval) and 14 Hill Street businesses within the areas nominated by the Applicant as the areas in which the distribution of the flyer occurred, and there is no evidence that a distribution of that scale and timing took place. In fact:

- None of the households or businesses received a flyer in the first week of March 2025 or at any time before 12 March 2025, the date on which Hycorp says a community drop-in session was held (12 respondents were unsure of when they received the flyer or there were conflicting views within the household);
- 68% of households and 100% of businesses reported never having received a flyer;

- 132 people we either surveyed or spoke with have indicated they are willing to provide a written statement to verify the above matters.

This is particularly concerning to ERAG given:

- The REAP of the EIS has signed the declaration on page 1 of the EIS; and
- The EOR does not contain the same signed statement as on page 3 of the Stanhope Road Engagement Outcomes Report (SSD 81890707), prepared by the same organisation.

We ask that the Department consider requesting Hyecorp to provide evidence to verify that the flyer distribution actually occurred in the manner described in the EIS, EOR and SIA.

PlanCom states in its report that it would be of value if the Applicant can provide the third party (letterbox distributor) map showing the date and movement of that delivery person, calling this a “standard validation.”

ERAG would appreciate receiving from the Department feedback regarding the result of any such assessment or investigation.

The distribution of this “community flyer” forms the basis of Hyecorp’s community engagement strategy, and given the above results, and the fact that the flyer provided “information about the proposal, renders of the project, an invitation to the community drop-in sessions, information about the planning process, and a link to the project website and community survey” (EOR, p. 5), it is not surprising that:

- Hyecorp’s EIS, EOR and SIA say that only 5 people attended the community drop-in session on 12 March 2025 at Lindfield Community Centre between 4:00pm-6:30pm.
- Only 1 household surveyed by ERAG knew about the session prior to 12 March 2025.
- 76% of the households surveyed by ERAG did not know about the project website.
- Only 1 household surveyed by ERAG said Hyecorp or its representative had otherwise provided them with information or sought feedback about the project.

The findings of the Hyecorp online community survey, as commented on in the SIA on p. 25, are “not considered valid or reliable” and therefore should not be relied upon.

As mentioned, ERAG wrote to Hyecorp on 22 April 2025 seeking to engage with it and offering to assist in collating and providing feedback by community members on its proposal. A copy of the letter can be found in Attachment A. We have not received a response. In addition, Hyecorp made no attempt to engage with people whose first language is Mandarin, some of whom are near neighbours in Lord Street and Roseville Avenue.

The above represents a failure on the part of Hyecorp to engage with the community in a meaningful and effective way. Accordingly, ERAG considers that Hyecorp’s EOR is unsatisfactory and does not reflect the views of the local community about the proposal, nor does it meet the requirements of the SEARs.

2. Urban Design, Built Form & Visual Impact

ERAG has sought advice from an independent town planner SJB Planning through Storey & Gough. The Planning Report provides further information. In summary, its main conclusions are:

- a) The proposal ignores, is entirely inconsistent with, and undermines the publicly exhibited draft statutory planning controls contained in the TOD Preferred Alternative Scenario (TOD Alternative) applying to the site and the Clanville Conservation Area;
- b) The proposal will be prohibited under the planning controls of the TOD Alternative, which was prepared by Ku-ring-gai Council *with the support of the Department of Planning Housing and Infrastructure (DPHI)* [emphasis ours];
- c) The TOD Alternative is currently undergoing final minor amendments and is to be voted on by Council on 5 June 2025 before being forwarded to the DPHI;

- d) The planning controls under the TOD Alternative will make the proposal prohibited development;
- e) The excessive height, bulk and scale of the proposal will have an unacceptable visual and heritage impact on the area and its streetscape;
- f) The applicant's request for a variation allowing it to exceed the allowable height under existing TOD planning controls is unjustified;
- g) The Sydney Metro Tunnel puts constraints on development of adjoining land to the west of the site and the applicant has not properly considered that aspect.

3. Future Character and Cumulative Impact Assessment

ERAG believes that Hycorp has provided an unsupported and incorrect assessment of the future character of the streetscape surrounding the site as indicated in Figure 17 on p. 56 of the EIS, "Potential development under the Housing SEPP within the TOD area".

That assessment fails to take into account the significant construction constraints presented by the Sydney Metro Tunnel for many properties within 400m of the train station in Eastside Roseville.

In Hycorp's request for SEARs on p. 3 it states, "In accordance with the Sydney Metro Underground Corridor Protection Technical Guidelines, excavation is not permitted within the First Reserve. As such a future basement would need to be located outside the First Reserve".

Based on the Survey Report, some affected properties indicated for uplift in Figure 17, have an available excavation depth as low as 4.3m before reaching the First Reserve. The majority of properties are less than 8m above the First Reserve. Accordingly, there is little capacity to excavate for footings or basement car parking. The Survey Report from Mitch Ayres Surveying further details advice we received from a registered Surveyor regarding RL levels and the Sydney Metro Tunnel First Reserve.

Appendix G of the EIS, "Survey Plan", which only became publicly available on 19 or 20 May 2025, documents these RL levels, and is dated 13/06/2024, well before the preparation and lodgement of the EIS, so Hycorp was well aware of this.

In addition the "likely future major projects which may be relevant in the cumulative impact assessment" as described in Table 8 on p. 26 of the EIS, "Nearby Projects/Development" bear no relationship to the proposed Hycorp development. SSD-9912 relates to work already completed at Roseville College and the other two SSDs cited are nowhere near the site, being nearly 1km away on the western side of the railway line and Pacific Highway.

Hycorp's assessment also fails to take into account the cumulative effect of the proposal on the heritage character of the area in which the site is located, details of which can be seen in the attachments to the Survey Report which overlays both the Sydney Metro First and Second Tunnel Reserves and the listed Heritage Items. Lisa Trueman's Heritage Report concludes that Urbis's Heritage Impact Statement (HIS):

- a) is not informed by an analysis of the conservation area as a whole and the contribution of the houses to the collective significance of the Clanville Heritage Conservation Area (HCA). This undermines statements by URBIS about the impacts of the proposal on the HCA;
- b) fails to identify numerous heritage items in the vicinity of the site that will be impacted by the proposed development or consider the impacts of the proposal on those heritage items;
- c) significantly understates the impact of the loss of nine individual houses which contribute to the significance and character of the HCA.

Hycorp makes no mention of Ku-ring-gai Council's TOD Preferred Alternative Scenario in their Strategic Planning Alignment on pages 27-31 of the EIS. This is particularly concerning to ERAG given many residents participated in Ku-ring-gai Council's extensive community engagement strategy regarding the alternative Preferred Scenario.

In addition, Council has identified the Hycorp development as “prejudicial” to the Preferred Scenario, given that the 9-subjected lots and surrounding area would remain R2-zoned under the Scenario. The alternative Preferred Scenario is fundamental to the actual future character of Eastside Roseville and the cumulative impact assessment of this proposal, and has been ignored by Hycorp in their EIS, despite reference to it in their Request for SEARs, p. 3.

The net result of all this will be that the proposed Hycorp development, if approved, will be an isolated, over 30m-tall island covering almost one-hectare, surrounded by freestanding dwellings of one or two storeys (all less than 9.5m) within an R2 residential zone.

4. Heritage

At the Scoping Meeting with the DPHI on 18 December 2024, one of the key issues and recommendations raised by the DPHI included “Preparation of a comprehensive Heritage Impact Statement” (EIS, p. 52).

Advice ERAG has received from independent heritage expert, Lisa Trueman, indicates that Hycorp has failed to do this. The Heritage Report provides further information.

In summary, Ms Trueman’s Heritage Report concludes that Urbis’s HIS provided as Appendix GG of the EIS is fundamentally flawed for the numerous reasons stated (see pages 14-15, 40-41).

Ms Trueman further concludes that all 9 houses comprising the development site are contributory to the historic, aesthetic and representative significance of the HCA in which they are located, and supports that view by identifying a multitude of inaccuracies, omissions and unfounded statements contained in Urbis’s report.

Importantly, her report states that whilst Urbis’s HIS indicates in-principal support for the application, it also includes recommendations for substantial modifications to the design to address its impact on the HCA and nearby heritage items, that warrant its refusal on heritage grounds.

Ms Trueman concludes her report by stating “Accordingly, significant and major objections are raised to this proposal on heritage grounds. The consent authority is requested to consider this assessment in detail in its consideration of the proposed development.”

5. Social Impact

ERAG believes that Hycorp’s Social Impact Assessment (SIA) does not provide a balanced and realistic account of the social impacts that an influx of over 700 residents into the Eastside area will have. That view is supported by the Community Engagement Report prepared by Margaret Harvie of PlanCom.

In particular, that report concludes in effect that as the engagement which underpins the SIA is the same engagement which was inadequate for the purpose of the EIS and EOR, and did not meet the requirements of the NSW Government’s guidelines, the validity of the work relating to the SIA is also put in doubt.

In addition, ERAG believes that the commentary contained in the SIA around housing affordability (as opposed to affordable housing), particularly the statement in the Executive Summary on p. 2 that “apartments will provide a price point that is more affordable”, is at odds with the residential market in our area.

Our analysis shows that the word “affordable” is mentioned 505 times in Hycorp’s application. The word “luxury” is not mentioned once in the application, despite “building luxury projects from the ground up” being their core business (Source: Hycorp website).

Our view is based on advertised prices for Hycorp’s Juliet, Roseville Development (See Appendix B), median prices for 1, 2 and 3-bedroom units in Ku-ring-gai’s TOD areas (Appendix C) and expert views from local real estate agents who have suggested an Eastside premium of 10-20%. If we use an estimate of a 15% price premium over Juliet Roseville, around 90% of the 211 market-based units (which excludes the infill affordable

housing component) would sell for \$750,00 to \$1.1million above the median prices for multi-bedroom units in Ku-ring-gai's four TOD areas (Chart 1).

The local real estate experts we spoke with have also suggested at this price level the market would be overseas buyers, local investors and down-sizers. Young people, families and essential workers would be simply priced out of the market.

While we understand this is not a consideration in the merit-based assessment of this application, it does relate to Hyecorp's "Project Story" on page 7-8 of the EIS, and the "positive social impacts" described in the "Strategic & Statutory Justification" on p. 11 of the EIS, and provides further information that ERAG believes needs to be considered by the Minister and the Department in complex decisions around housing supply.

6. Traffic and Parking

ERAG believes that Hyecorp's Transport Impact Assessment (TIA) is misleading and grossly inadequate because it does not address current and actual local conditions. Specifically:

Martin Lane

Martin Lane is far more than a "local laneway" that "primarily provides access to some residential properties" (TIA p. 5). In addition to being a route for Bus 558 (Lindfield to Chatswood) it has high traffic volumes in morning and afternoon peak periods. ERAG observed traffic at Martin Lane on 22 May 2025 from 8am to 9am. There were 181 cars, 1 bus, 1 truck and 1 cyclist. Hyecorp's TIA ignores this.

Parking

Commuters have always parked at Roseville, but since the opening of the Sydney Metro in May 2019 this has increased dramatically. 259 units with insufficient car spaces will push overflow into already congested streets. ERAG is very concerned that parking for commuters, patrons of Hill Street shops and residents will be impossible during the build period when workers will arrive for a 7am start. There is no information provided on this in Hyecorp's application except to say workers will be "encouraged to use public transport" (TIA p. 29). This is unlikely, and was apparently not the experience during the recent Roseville College building works.

Traffic Congestion & Access to Main Roads

Our roads, including Lord Street, Bancroft Avenue, Hill Street and Clanville Road are gridlocked during school and train peak hours. Of particular concern to ERAG is pedestrian safety on the Lord Street and Hill Street pedestrian crossings, particularly during school peaks.

The one exit from Eastside Roseville to the Pacific Highway via Clanville Road is a known bottleneck. The main exit to Boundary Road via Hill Street is difficult to navigate with lengthy delays. Access from Archbold Road, particularly towards the city, can be dangerous as you have to turn across a steady stream of traffic moving at 60km/h.

While technically two-way, some streets are very narrow and you have to pull into driveways to let oncoming cars through eg. Roseville Avenue west of Martin Lane, Glencroft Avenue, Martin Lane. Lord Street and Bancroft Avenue can be tricky to navigate depending on the size of the vehicle and how much side margin each driver takes. In light of this, ERAG is very concerned about heavy vehicle access during construction, and inadequate information is provided on this in Hyecorp's application. For more information on traffic and parking in Eastside Roseville see indicative photos in Appendix D.

7. Other – Process Deficiencies

ERAG also has serious concerns about the process Hyecorp went through in developing their EIS and related documents citing evidence from document histories showing many were prepared in short time-frames, close to the lodgement date.

These documents also contain many factual errors eg. reference to Liverpool City Council in the SIA, incorrect dates in the EIS, reference in the EOR to the East Lindfield Community Centre as the location of the community drop-in session, and other inconsistencies between documents.

Further, we understand that Appendix G of the EIS, “Survey Plan”, did not appear on the NSW Planning Portal until 19 or 20 May 2025, despite the Exhibition period commencing on 1 May 2025.

We ask that the Department investigate if the late inclusion of this important document is an administrative error, which we acknowledge can happen from time to time, or if it occurred for some other reason, and provide feedback to ERAG as to the result of this investigation.

As noted above, that Survey Plan contains important information that attests to the potential future character of the streetscape surrounding the site, which is one of the main concerns we have in relation to this proposal and clearly shows on page 8 the Sydney Metro stratum owned by Sydney Metro. If that information had been available, ERAG may not have retained a Surveyor to ascertain road levels in that area.

Finally, ERAG would also like noted that several residents as well as ERAG previously alerted the Contact Planner to an IT-error relating to Attachment A “Plans” of the SEARs documentation meaning they could not be downloaded.

Further to this, in response to our recent request on 20 May 2025 to again get access to these Plans, we were advised by the Contact Planner we would “*need to make a request under the Government Information Public Access (GIPA) Act 2009*”. Not being able to access these Plans has meant ERAG and its experts have been unable to ascertain if Hyecorp made any changes to these Plans as a result of their purported community engagement.

Please refer to the following four pages.

EASTSIDE ROSEVILLE ACTION GROUP INC

(INC2500483)

22 April 2025

By email: stephen@hyecorp.com.au

Attention: Mr Stephen Abolakian

Co-Managing Director and Head of Development

Hyecorp Property Group

Suite 1, 256 Victoria Avenue

CHATSWOOD NSW 2069

Copy to: Mrs Norelle Jones, Senior Development Planner

community@hyecorp.com.au

Dear Sir

Proposed application to develop 16-24 Lord Street and 21-27 Roseville Avenue Roseville
Application number SSD-78996460 (Proposed Application)

We are an association recently formed to give voice to a large and growing group of eastside Roseville local residents (**Group**) who are concerned about the Proposed Application by Hyecorp Property Group (**Hyecorp**), being a proposal to develop the above properties. To date, 185 residents from at least 128 households have connected with our Group. This response is from a sample of approximately 740 homes we have reached out to.

Our association was established, and has acted promptly to bring the Group together, in response to an emerging awareness within the local community of the existence and implications of the Proposed Application, of which many were otherwise unaware.

Hyecorp's development proposal, as described in the Proposed Application, is fundamentally inconsistent with the planning scenario endorsed by Ku-ring-gai Council (**Council**) on 31 March 2025 for public exhibition.

We support Council's efforts to implement the Preferred Scenario and are concerned by Hyecorp's development proposal, which threatens to derail Council's consultation process.

1. Hyecorp's engagement with the community

We understand that Hyecorp may have taken some steps to engage with local residents to seek their views about the proposed development, but the timing and nature of those steps is unclear and opaque. As far as we can tell, such steps as you have taken are not sufficient to meet the requirements of the Undertaking Engagement Guidelines for State Significant Projects. This is particularly so for a project of this size and impact in the context of it being in a Heritage Conservation Area (C32), and directly adjacent to two others (C35 and C36).

If it would assist you to engage with the community, we are happy to provide details in support of our understanding about the insufficiency of the engagement steps you have taken to date. By way of example, in a survey of 75 local residents living within close proximity to the proposed development site, **no-one knew about a Community Drop-in Session** on 12 March 2025 and hence none of them attended. This is reflected in feedback from the 185 residents previously mentioned, which indicated, as far as we can ascertain, **that the few households who received a flyer, received it after the event had occurred, denying them an opportunity**

to participate in that session. However, our concerns are not limited to that aspect.

It is also unclear whether you believe you have completed your community engagement efforts.

We note that the online survey on your company's website (previously available at hyecorp.com.au/our-collection/roseville-ave) appears to have been removed, along with some project details which were accessible on Hyecorp's website prior to 17 April 2025. Based on the lack of detail regarding the proposal (including lack of architectural plans, cumulative impacts and heritage effects), this survey appears to be preliminary "public sentiment" questions only. We would be grateful if you could clarify the position on that matter.

If your community engagement efforts are ongoing, we would be happy to assist. For example, we could request Group members, or we could on Group members behalf, broadly pass on feedback. We would need a reasonable period, no more than a couple of weeks, within which to complete that task.

Alternatively, or as an additional initiative which we think the Guidelines require given the Preferred Scenario consultation process which commenced in early April 2025, we believe Group members would welcome the opportunity to interact with your senior representatives in a public forum such as a further community drop-in or town hall presentation.

2. Uncertain planning environment

You are no doubt also aware of Council's legal proceedings in the Land and Environment Court which challenge the legal validity of the TOD planning controls. Those proceedings are ongoing and, pending their resolution by the Court or by negotiated settlement between the parties, the planning approval environment in TOD affected areas such as ours is obviously uncertain.

Further and anecdotally, the level of uncertainty seems to have discouraged many developers from exploring potential opportunities in our east-side Roseville area and elsewhere in Ku-ring-gai's TOD zones.

3. Hyecorp's proposal is inappropriate in its nature and scale

Hyecorp's proposed development as described in the Proposed Application being the Urbis Report dated 11 December 2024, is fundamentally at odds with the unique character of our local area: its rich and irreplaceable heritage, its beautiful environment, its tree canopy and its architectural styles. We are sure you will agree that those assets are core characteristics that contribute to the uniqueness of this area.

The TOD planning controls which commenced on 13 May 2024 threaten that unique character in ways which have been canvassed publicly by Council in a host of materials available on their website. We are confident that you and your consultants such as Urbis are aware of those and of Council's concerns.

Further, the context in which Hyecorp is proposing its development is highly problematic.

- Firstly, if Council now votes to adopt its preferred planning scenario instead of the current TOD controls (as can be reasonably expected given the Court challenge and mediation outcome), and assuming the NSW Government endorses that position, Hyecorp's proposed development will not be permitted under applicable planning instruments.
- Secondly, if we assume (for the sake of argument) that Hyecorp's right to pursue that development was 'saved' and its application to build is approved, the resulting development will stand as an isolated eyesore completely out of context with surrounding houses, buildings and streetscape, including many heritage items such as the Roseville Scout Hall over which it will tower as well a further 8 - 12 heritage listed homes which surround the site which the Urbis Report has identified in Figure 4. The beautiful and unique Clanville (Heritage) Conservation Area in which the potential development site is located would be changed forever, and for the worse.
- Thirdly and from a heritage perspective, to achieve that outcome Hyecorp must demolish 9 houses which, whilst not heritage items, contribute to the heritage significance of the area.

In that context it is difficult to see that an 8 – 10 story residential apartment building of this height and scale could comply with the Design Guide of Heritage.

4. Implications of ‘savings’ for Proposed Application

A few more points should be made about the ‘savings’ scenario. Figure 6 on page 7 of the Urbis Report seeks to contextualize Hyecorp’s proposed development as one of many of a similar kind in the immediately surrounding areas.

Even in a “savings” scenario, Urbis’s presentation of the matter may create an incorrect impression (that could not be satisfied on a cumulative impacts assessment basis) including the following relevant matters:

- Hyecorp’s apartment buildings will stand alone, a matter which would presumably change how the proposed development is regarded from a planning perspective.
- Further we understand that development along Roseville Avenue and Lord Street to the western side of the proposed development site is significantly constrained, or perhaps even prevented, by the presence underground of the Epping to Chatswood Metro Tunnel. Based on the Urbis Report, it appears that **no** excavation works are legally permitted on the land parcels located at 11, 15, 17 and 19 Roseville Avenue and at 6, 8, 10, 12 and 14 Lord Street since those parcels sit above the ‘First Reserve’ for the Metro Tunnel as the tunnel rises towards Chatswood Station.
- Even 3 properties within Hyecorp’s proposed development site (21 and 23 Roseville Avenue and 16 Lord Street) sit above the “Second Reserve” for the Metro Tunnel, which at first appearance raises concerns about the potential threats of development to the structural integrity of the Metro Tunnel and to public safety.
- These development constraints are also applicable to properties in the “First Reserve” and “Second Reserve” which sit across 7A, 9 and 11 Lord Street and 2, 4 and 6 Bancroft Avenue as the tunnel rises to Chatswood Metro Station.

5. Council’s community engagement

Council is in the process of completing an extensive community engagement process it commenced in October 2024. Under that process, Council formulated 4 alternative planning scenarios as potential replacements for the TOD planning controls and sought community feedback about which one residents preferred, which they disliked, and why.

Taking account of extensive community feedback, Council has finalized its Preferred Scenario for future development, supported by a comprehensive 400 page report which includes expert reports on community engagement outcomes, urban planning and affordable housing feasibility.

Council’s process has been thorough, detailed and carried out without undue delay. Council’s primary objectives in formulating those proposed scenarios were:

1. To retain and protect Heritage Conservation Areas;
2. To improve urban canopy outcomes; and
3. Meet the dwelling targets stipulated by the State Government for the TOD Program.

Under Council’s Preferred Scenario, Hyecorp’s development proposal as described in the Proposed Application would not qualify for development approval, having been identified as “out of scale” and prejudicial to the Preferred Scenario if adopted (See pages 18 - 20 of Council’s 31 March 2025 report).

6. The final stretch of the Court approved mediation process

The mediation process currently on foot between the NSW Government and Council is an opportunity to bring to fruition Council's consultation efforts to balance the Government's requirement for new housing with the protection of HCAs and improvement of tree canopy, objectives which are in the interests of current and future residents of our area. This lengthy, considered and costly process to provide an alternative and well-planned preferred planning scheme is also consistent with what the NSW Government has offered other Councils.

Council's deep knowledge about land uses within Ku-ring-gai's TOD-affected areas and the issues affecting those uses is evident from even a cursory review of Council's Agenda papers and accompanying materials.

A proper, evidence-based and best-practice approach to planning issues in our district must surely have regard to the huge amount of detailed work that Council, its employees and consultants have undertaken in response to the NSW Government's introduction of TOD planning controls.

7. Our request to Hycorp

We support Council's efforts towards finalizing and implementing the preferred alternative approach to the TOD controls. We are fast reaching the point where it is hoped that the NSW Government, in accordance with the mediation agreement, accepts and approves Council's Preferred Scenario.

In those circumstances, we consider that the appropriate course for Hycorp is to put on hold its pursuit of the Proposed Application and any development approval contemplated by it.

Accordingly, we respectfully request that you pause all activity in connection with the Proposed Application, pending finalization of the process to which the NSW Government and Council are committed under the mediation agreement.

We are acutely aware this would likely be a disappointing position for Hycorp, but feel confident that, under the Preferred Scenario, Hycorp will find alternative opportunities in the Ku-ring-gai district. This includes your signature Juliet Development which appears to gain additional FSR and height under the Preferred Scenario.

Given Hycorp is at the "Prepare EIS" stage of its Proposed Application, we would appreciate your written response by the end of Thursday 24 April 2025.

If you would like to discuss our request or any of the matters raised in this letter, we would be very happy to meet with you this week.

Yours sincerely,



Natasha Sherwood, Chairperson
For Eastside Roseville Action Group
saveourneighbourhood1@gmail.com

Copy to:

- David Marshall - General Manager, Ku-ring-gai Council
- Michael Miocic - Director Development & Regulation, Ku-ring-gai Council

Appendix B: Prices for Hyecorp Roseville Juliet Development 25/05/25

Source: Urban.com.au



Search 50,000+ new properties for sale by suburb.

New Apartments for sale in Juliet, Roseville – 64 Pacific Highway, Roseville

Access the latest brochure, pricing and floorplan details for Juliet, Roseville – 64 Pacific Highway, Roseville.

Apt 203

1 bedroom apartments from **\$1,000,000**

Bedrooms: 1 Study: 1 Bathrooms: 1 Carparks: 1

Total area: **73m²** Internal area: **57m²**

[Check availability](#)

Apt 307

1 bedroom apartments from **\$1,060,000**

Bedrooms: 1 Study: 1 Bathrooms: 1 Carparks: 1

Total area: **11m²** Internal area: **54m²**

[Check availability](#)



104

2 bedroom apartments from **\$1,725,000**

Bedrooms: 2 Bathrooms: 2 Carparks: 1

Total area: **106m²** Internal area: **77m²**

[Check availability](#)



106

3 bedroom apartments from **\$2,300,000**

🛏 Bedrooms: 3 🚿 Bathrooms: 2 🚗 Carparks: 1

📏 Total area: 153m² 📏 Internal area: 97m²

[Check availability](#)



304

3 bedroom apartments from **\$2,400,000**

🛏 Bedrooms: 3 📖 Study: 1 🚿 Bathrooms: 2

🚗 Carparks: 1

[Check availability](#)



3 bedroom apartments from **\$2,850,000**

🛏 Bedrooms: 3 📖 Study: 1 🚿 Bathrooms: 2

🚗 Carparks: 2

📏 Total area: 177m² 📏 Internal area: 115m²

[Check availability](#)



105

3 bedroom apartments from **\$2,850,000**

🛏 Bedrooms: 3 📖 Study: 1 🚿 Bathrooms: 2

🚗 Carparks: 2

[Check availability](#)



405

4 bedroom apartments from **\$4,000,000**

🛏 Bedrooms: 4 🚿 Bathrooms: 2 🚗 Carparks: 2

[Check availability](#)



601

4 bedroom apartments from **\$4,300,000**

🛏 Bedrooms: 4 📖 Study: 1 🚿 Bathrooms: 2.5

🚗 Carparks: 2

[Check availability](#)

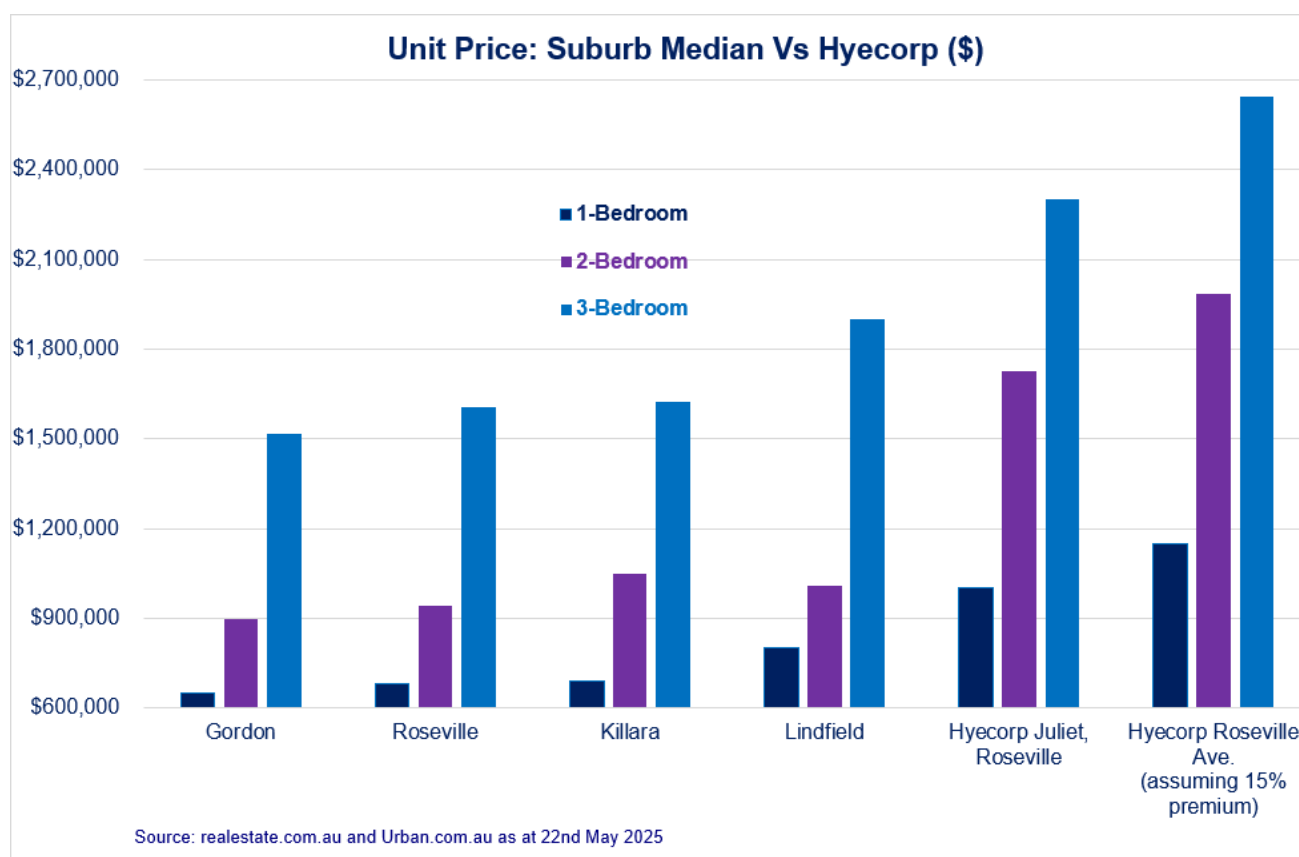
Appendix C: Median Prices for 1, 2 and 3-Bedroom Units in Ku-ring-gai TOD areas*

	1-Bedroom	2-Bedroom	3-Bedroom
Gordon	\$650,000	\$897,500	\$1,518,500
Roseville	\$680,000	\$940,000	\$1,607,500
Killara	\$688,000	\$1,050,000	\$1,626,000
Lindfield	\$800,000	\$1,007,500	\$1,900,000
Hyecorp Juliet, Roseville	\$1,000,000	\$1,725,000	\$2,300,000
Hyecorp Roseville Ave. (assuming 15% premium)	\$1,150,000	\$1,983,750	\$2,645,000

Source: realestate.com.au and Urban.com.au as at 22nd May 2025

*Data for 4-bedroom units was not available.

Chart 1: Comparisons for Unit Prices in Ku-ring-gai TOD Areas*



*Data for 4-bedroom units was not available.

Appendix D: Traffic and Parking in Eastside Roseville



Martin Lane, in reality one way, same for Glencroft Ave



Roseville Ave, west of Martin Lane, in reality one way



Weekday parking Lord St, similar in Roseville Ave



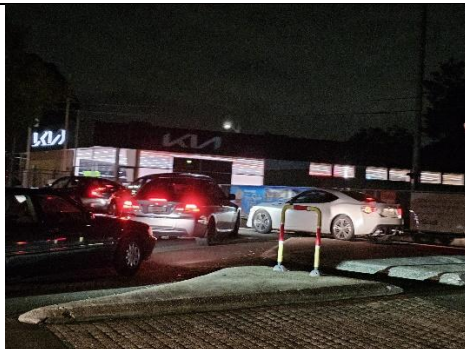
Weekday parking nearby, The Grove & Oliver Rd



Morning peak on Hill St, 475m from Boundary Rd



Evening peak on Hill St, 100m from Clanville Rd



Evening peak, Hill St/Clanville Rd getting on to Pacific Highway



Pedestrian crossings, Hill St & Lord St