

Objection to State Significant Development SSD-78996460

Dear NSW Government

I am writing as a concerned resident of the East Roseville area to formally object to Hyecorp's proposed high-density development for our neighbourhood.

I am 25 years old and have lived around the corner from the proposed development site for nearly 15 years. As a young person who genuinely wants to see our state thrive with appropriate, well-considered housing solutions, I am extremely disappointed by the direction the Government is taking by allowing such proposals to be put forward when the Council has a better considered, more appropriate plan to build the required number of dwellings. The Hyecorp proposal put forward is entirely out of touch with the character, infrastructure, and community values of the neighbourhood.

While I acknowledge the urgent need for housing across NSW, this plan fails to deliver a sustainable or inclusive solution. Only a very small percentage of the proposed new dwellings will be classified as "affordable" housing (18%) — a classification that is both very limited and temporary. This means the plan does little to address the core of the housing crisis, especially for young people and families who need long-term, genuinely affordable options. 82% of the units will be unaffordable housing.

In contrast, I strongly believe that the alternative proposal by Ku-ring-gai Council offers a far more considered, balanced, and community-sensitive approach. It takes into account our area's existing limitations (such as the Sydney Metro Tunnel excavation exclusion zones) while still addressing housing needs. The Council's proposal respects the unique character of our heritage conservation suburbs — areas that are defined by more than just space on a planning map. These suburbs hold historical and cultural value, and their preservation is vital to our communities, now and into the future.

Furthermore, the proposed development would lead to the destruction of countless trees and a number of gardens, which as a young person I find to be unacceptable. Our local sewage and water systems are very old and under immense pressure already — at the same time as increasing the population density, Government must commit to overhauling these essential systems. To not do so is reckless and poses serious long-term public health and environmental risks.

Amenities is another serious concern. This neighbourhood has no local supermarket or afterhours bars or restaurants etc. There is ample scope for increased density along the Pacific Highway at Roseville where we could have shop-top development to breathe some life into the area. This could all be done with an easy 5 to 15 min walk of the train station.

The decision to condense the vast majority of new development around the train station is illogical and disconnected from how people actually live and move in this area. A more thoughtful and distributed approach — where housing is better integrated across multiple, suitable areas rather than forced into established low rise heritage areas — would make far more sense and would signal a genuine understanding of and respect for our local community.

It is clear that the State Government's current plan - which has led to the Hyecorp proposal even being possible - lacks a deep, involved understanding of the communities in Ku-ring-gai. The Council's plan, on the other hand, is the result of close engagement with residents and a deep understanding of local conditions. It reflects the values, needs, and aspirations of people of all ages — not just numbers on a housing target spreadsheet.

I urge you to listen to the voices of the people who live here and reject the Hycorp proposal given the Council plan is imminent and achieves Government targets. The Council plan is more sustainable, inclusive, and is a community-driven solution — one that supports housing growth without sacrificing the integrity and liveability of our suburbs.

Sincerely,

Amanda