

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

I am 27 years old and live one street away from the proposed development site. I strongly object to the Hyecorp proposal because:

- I believe the alternative plan proposed by Kuring-Gai council will meet housing targets and be in more appropriate locations.
- A 5-to-15-minute walk to the station is perfectly acceptable, and the Pacific Highway is a more appropriate location for high density housing than absurdly placed amongst consistently low-rise dwellings.
- The illogical location of the Hyecorp proposal appears to be due to the Sydney Metro tunnel preservation zones which prevent building/excavating closer to the station. Thus, this development will remain an isolated, one-off, massive over-development.
- 4 x 9 plus storey apartment blocks are completely out of place in this East Roseville heritage conservation area.
- There will be devastating permanent impact on the heritage homes and people who live in them being completely dominated and dwarfed by the massive buildings on top of them.
- Narrow streets, limited parking already taken up by commuters, extremely limited options to exit this area in peak periods, aging amenities (water, powerlines – the impact that storm cells have on Roseville is large and will be worse in this flood prone location) make this area unsuitable for high density.
- Shadowing from high rise (9 stories) will impact nearby homes resulting in an increase damp and mould problems. This will massively affect health outcomes, coupled with loss of tree coverage will lead to increased likelihood of heat islands in summer.
- Increased housing is important along the North Shore train line but the underdeveloped properties along the Pacific Highway make more sense for housing rather than in the middle of a low-rise heritage conservation area. It's completely inappropriate and "anti-planning".
- As a young person I want to see more housing available in the market and especially in the areas I currently live however this is an inappropriate , inconsiderate and unnecessary plan that will destroy the fabric of this special area.

- The developer's application to increase from 6 to 9 storeys in the name of affordability is a scam as this will only result in 2% remaining affordable in perpetuity with the other 16% reverting to market price in 10-15 years. This will see affordable housing recipients kicked out in years to come. If the developers benefit from increased density, the affordable housing element should be forever.
- The developer's so-called consultation process has been woefully unacceptable. We received zero notification or engagement - we have not been living under a rock so question what if anything actually was done!

I urge the Government to adopt Council's plan and reject this development.

Regards