

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

Nicholas & Lucy James – 7 Gerald Ave, Roseville NSW 2069. Our family including 3 young children live around the corner (400m) from the proposed development. We are objecting to the development. We never received Hyecorp's community flyer.

We are in support for Ku-Ring-Gai council's preferred scenario being adopted.

28 May 2025

To Whom It May Concern

I'm reaching out to express my deep concerns and strong opposition to Hyecorp's development at 16-24 Lord Street & 21-27 Roseville Ave, Roseville (SSD - 78996460).

This project evidently prioritises profit over maintaining the cultural and social richness of this neighbourhood's historical legacy.

We need to recognise what truly holds "State significance," like the historic homes and sense of community that this proposal appears to disregard. This development seeks to use 'affordable housing' and 'Transport Oriented Development' claims to get fast-tracked approval, aiming to fit a towering building inappropriately within the heritage surroundings which the State Government has made abundantly clear are to be preserved.

Notable issues are:

Height Concerns: A 9-story building will dominate and overshadow surrounding neighbouring properties and disrupt the architectural harmony within the area, leading to inappropriate transition, privacy issues, and sightline disruption.

Design Disconnect: The proposed design is jarringly modern and out of sync with the classic streetscape, focusing solely on maximising space without proper regard for heritage or community aesthetics. It is an abrupt and jarring interface between high-rise apartment blocks and existing low-rise heritage dwellings, with no consideration for visual harmony, privacy, or heritage cohesion.

Traffic and Safety: Increased housing density will escalate traffic problems at crucial junctions, particularly Hill St to Boundary Rd, Clanville Rd to the Pacific Highway and Martin Lane. The significant amount of traffic in and around these areas and limited ability to turn right on Archbold Rd makes it difficult to exit Roseville. Many streets effectively become one-way streets during peak hour and the planned ingress/egress proposed during the build will use these already heavily congested roads. Hyecorp has used a 2016 traffic survey and figures in their proposal, which is out-of-date and grossly

underestimates the impact of the development. Such an increase in traffic will raise safety concerns for residents and school children in Roseville. There are also a huge number of school age children that walk to and from the station every day (not just Roseville College) and the increased traffic during the extensive construction period and once completed, is cause for concern regarding their safety.

Community Engagement: In relation to the proposed development by Hyecorp I understand there were certain things they were supposed to make the local community aware of:

- I can confirm we did not receive a flyer in our letterbox from Hyecorp.
- I can confirm I was not aware of a community drop-in session at Lindfield Seniors Centre/Community Hall on Wed 12 March 2025
- I can confirm I was not aware until last week of the dedicated project pages on the Hyecorp website.
- I can confirm I was not aware until last week that there was a community survey on the Hyecorp website.
- I can confirm that neither Hyecorp and/or its representatives otherwise provided information to me and/or sought feedback about the project.

As I did not receive a flyer on the proposed development, the first time I became aware when another local resident made me aware of it.

Ignoring History: The impact on the area's history, is poorly acknowledged, ignoring requirements on importance of context and setting from the NSW Heritage Manual. This proposal represents an unfair threat and destruction of important heritage properties. A major reason we chose to live in Roseville is due to the extensive heritage conservation area designated by the council, which preserves an important part of Sydney's history and this development completely undermines the cultural and historical significance of Roseville.

Council Misalignment: The plan opposes Ku-ring-gai Council's thoughtfully developed plans, which emphasise protecting local character through proper scale, transition, and integration, developed after extensive community feedback. The Hyecorp development proposal should not be considered until the preferred plan proposed by Ku-ring-gai Council has been considered.

Risk of significant financial impact / stress on local residents: The financial impact on residents will be devastating as there will be significant loss of value for houses around the area of the development. Most Australians have most of their wealth tied up in their home and this reduction in value will cause significant financial stress for most residents. There is a risk that banks will foreclose on home owners as the property values may significantly drop relative to loan values and could lead to families being forced sellers at a financial loss or have to move out of the area.

Community Feedback: Genuine community voices about the adverse effects of this project on our heritage appear to have been ignored in the impact assessments.

Missing Community Advantage: This venture lacks obvious benefits for existing residents and instead presents a threat to Roseville's cherished heritage and environmental assets, something the wider community appreciates and acknowledges. The development proposes cutting 91 trees and we are concerned about how such a large building will impact drainage, stormwater run-off, water pressure, sewerage and power in the area.

I thank you for the opportunity to raise our concerns and dismay at the proposed development and hope that the opinions and insights of the local residents are given their due consideration.

Sincerely,

Nicholas & Lucy James