

Submission:

Jillian Walker/Matthews
(BA (Hons), MA, Dip Hort.)
75 Lord Street
ROSEVILLE 2069

My family have lived at 75 Lord Street Roseville since 2004. Two sons attended a local primary school and then secondary school by train from Roseville Station. Before 2004, we lived at 4-6 Milray Street Lindfield that is now developed as multi-level apartment buildings located one block from Lindfield Station.

The reasons we have chosen to stay in Roseville for 21 years

- **Roseville has been a safe** for children walking to schools (Roseville College and Roseville Public School) and to Roseville Station using Lord Street, Roseville Avenue and Bancroft Street. Walking between Archbold Road and Hill Street/Pacific Highway is generally safe from hazardous traffic.
- **The local environment** offers a mature tree canopy protected by Kuringai Council rulings. The Roseville area offers local residents a natural unspoiled environment with an abundance of birdlife, nature walks and native animals. By virtue of the tree canopy we have privacy and minimal overlooking and overshadowing by other properties. We have access to sunlight and views.
- **The heritage values of the streetscape** is an important factor in the character of the local neighbourhood. The California Bungalows and Federation Homes that retain the historical value of the suburb since it was subdivided from farmland and orchards from Baoundary Street through to Tryon Road.
- **Parklands for recreation and sport** and bushland tracks are within walking distance. Closeness to nature is a key amenity of Roseville.
- **Bus routes to the north and south of Roseville** within easy reach for work and leisure commutes across Sydney
- **Local community values** like knowing your neighbours and looking out for each other.

The Proposed HYECORP Development

- I am aware of the 2 HYECORP developments underway at Penshurst Street WILLOUGHBY (Hyegrove) and Pacific Highway ROSEVILLE (JULIET) but **I have not received any notification from HYCORP** about the Proposed Development on the Roseville Eastside along Lord Street and Roseville Avenue.

- **I have received no information of this proposed development directly from Hyecorp, nor opportunity to attend a meeting or to submit questions directly to HYECORP as “community” involvement/comments.** I heard about it only through a local neighbourhood action group who delivered a flyer at my door recently and provided me with a copy of the HYECORP brochure!

Objections to the Proposed HYCORP Development

- I have viewed **Kuringai Council’s Preferred Scenario** (in response to the **TOD Planning Controls**) which aims to retain the unique character of Roseville Eastside respecting the existing built and natural environment, treed streetscapes and current eastside zonings apart from the Hill Street and Victoria Street (Hill Street end).
- The proposed HYECORP development:
 1. Replaces a significant number (9) character houses and gardens that destroys the local character of the neighbourhood and immediate streetscape.
 2. Removes 91 trees that negatively impacts visual amenity at street level as the existing mature tree canopy has taken many decades to establish. New plantings of even advanced specimens cannot restore the visual character in the short term. The planting of ornamentals that do not reach native tree heights leaves the building exposed.
 3. The 9-storey building (at and above 28.6m) height even with setback from the streets greatly exceeds the tree canopy – and are significantly higher than any other building on Hill & Victoria Streets and Pacific Highway.
 4. With the setback from Martin Lane and building height, there will be significant overshadowing for most of the mid-winter day for properties behind (frontages on Lord Stand Roseville Ave) and on the opposite side of Lord Street in the mornings (directly behind) *in all seasons* from the east-rising sun.
 5. Also the loss of privacy and amenity of current residences whose properties are overlooked for many hundreds of meters from the address itself.
 6. 250 Apartments with 320 car spaces adds considerable numbers of people and cars to the local area meaning the pressure on infrastructure, additional traffic, stormwater services and the ‘downtime’ and disruption of the building works.
 7. The building mass will be project well above the existing tree canopy heights – visible from a considerable distance from all directions.
 8. The development demolishes 9 homes whose character and architectural features give merit to the heritage conservation area – 3 heritage conservation areas surround the site with over 50 homes on the list.

9. Parking pressure for all at the Roseville shops and Station will increase significantly also.
10. Traffic through the narrow Martin Lane (often a slow point that is essentially One Way now) and just a street away from the School Zone will be impassable/impossible with another potential 320 cars parked in ROSELOR.

I have viewed the Architectural Plans of the proposed development and remain concerned that

- HYCORP has not sufficiently notified residents of the area of the proposed development with opportunity for comments.
- Also that it is proposed in advance of Kuringai Council's Preferred Scenario to the TOD being reviewed.

Presented in objection in good faith, Jillian Walker/Matthews Roseville 28 May 2025