

EXHIBITION OF RESPONSE TO SUBMISSIONS FOR STATE SIGNIFICANT DEVELOPMENT APPLICATION

RESIDENTIAL DEVELOPMENT WITH IN-FILL AFFORDABLE HOUSING, 16-24 LORD STREET AND 21-27 ROSEVILLE AVENUE, ROSEVILLE

Application No	SSD-78996460
Location	16-24 Lord Street and 21-27 Roseville Avenue, Roseville
Applicant	HPG GENERAL PTY LTD
Council Area	Ku-ring-gai
Consent Authority	Minister for Planning and Public Spaces

Description of proposal

The State significant development (SSD) application, as updated by the response to submissions, seeks approval for the construction of a nine-storey residential development, comprising:

- four buildings, with 252 dwellings (including 55 affordable housing apartments)
- three-level basement providing a total of 344 car parking spaces
- communal open space and swimming pool
- associated landscaping and public domain works
- service and infrastructure improvements.

About the exhibition

An exhibition process allows any individual or organisation to have their say about a proposed development.

The Department of Planning, Housing and Infrastructure (the Department) has received a response to submissions (RtS) for the abovementioned SSD application. The application, including the Environmental Impact Statement, RtS report and accompanying documents, are on exhibition from **Tuesday 20 January 2026** until **Monday 2 February 2026**. You can view these documents online at www.planningportal.nsw.gov.au/major-projects.

At the time of publishing this advertisement, the Minister for Planning and Public Spaces has not directed that a public hearing should be held.

Have your say

To have your say on this project, you must lodge a submission online through the NSW Planning Portal before the close of the exhibition.

To do this, search for this project at www.planningportal.nsw.gov.au/major-projects and click on 'Make a submission'. You will need to log in or create a user account.

Resources to help you use the NSW Planning Portal are available at www.planningportal.nsw.gov.au/major-projects/help including a step-by-step [guide](#) on how to make a submission. If you require assistance, please contact the Department's customer support team on 1300 305 695.

If you think you'll need help making a submission using the portal, it's a good idea to contact customer support sooner rather than later. Ensure you give yourself plenty of time to make a submission before the project's exhibition period end date.

You cannot upload a submission on behalf of another person.

Before making your submission: You should read the Department's:

- Disclaimer and declaration at www.planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration, and
- Privacy statement at www.planning.nsw.gov.au/privacy.

When making a submission you will be required to include:

- your name and address
- the name of the application and the application number
- a statement on whether you 'support' or 'object' to the proposal or if you are simply providing comment
- the reasons why you support or object to the proposal
- a declaration of any reportable political donations you have made in the last two years (visit www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/Donations-and-Gift-Disclosure or phone 1300 305 695 to find out more)
- an acknowledgement that you accept the Department's [disclaimer and declaration](#), including confirmation that your submission does not contain offensive, threatening, defamatory or inappropriate content.

Your submission will be published on the NSW Planning Portal in accordance with the Department's privacy statement and disclaimer and declaration. You can elect to have your name withheld from the published list of submitters. If you choose this option, do not include personal information in the body of your submission or in any attachments as your submission will be published in full.

The Department may choose to withhold from publication any submission considered offensive, threatening, defamatory or inappropriate.

For more information, including the Department's submissions policy, please go to www.planningportal.nsw.gov.au/major-projects/have-your-say.

For more information about the project: Contact 9274 6092

If you require assistance to use the NSW Planning Portal or you are having difficulty making a submission online, please call the Department's customer support team on 1300 305 695.
