

Department of Planning Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

Via: NSW Major Projects portal

25 May 2025

To Whom It May Concern:

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

Thank you for the opportunity to comment on State Significant Development (SSD) application (SSD-78996460).

This submission is an **objection** to the above application. This application has been opportunistically lodged under the TOD scheme and should be ceased immediately until Ku-ring-gai Council's Preferred Planning Scenario (which the council is in the final stages of concluding) is resolved with the NSW State Government. This will ensure that high-density development within Roseville is conducted within the framework of a robust, well-considered, planning policy which gives due regard to the community of Ku-ring-gai and sound procedural process.

I am a resident of Roseville Avenue and outlined below are the reasons why I object to this application progressing further in any form:

Contravention of Sound Procedural Process

Ku-ring-gai is in the final stages of proposing its Preferred Planning Scenario which has been developed after deep and widespread community consultation. Any high-density development, that will bring long standing impact to the community of Ku-ring-gai, should be developed in line with this Preferred Scenario to ensure residential development is conducted as part of any overarching policy framework. Progression of this application under the current TOD and not Ku-ring-gai council's Preferred Planning Scenario is not in the public interest and is not sound procedural process.

Overbearing Development

The Developers planned design reaches a height of 9 stories and encompasses 4 buildings. This development would be completely out of character of the area and will result in a grossly offensive eyesore remaining at the expense 9 residential homes that contribute to the heritage of the area. Ku-ring-gai requires high density housing, but this application is not the answer.

Absent Community Consultation

I'm a resident in the area the developer claims to have delivered information flyers. I received no such communication before March 12 2025 and was therefore unaware of the community consultation session. I'm not the only resident to suffer this experience. This is why the information session was so poorly attended. Suffice to say the developers community consultation has been weak and I would argue disingenuous.

Will Result in Significant Traffic Congestion

The scale of this application, which enables 320 additional cars in Roseville Ave/Lord Street, will result in an unmanageable increase in traffic congestion in an area which is already under severe strain. These 320 additional cases will put unnecessary strain on the narrow streets of Martin Lane, out-of-suburb train commuters that use Lord St and Roseville Ave as all day parking, Roseville College school pick up/drop-off and already congested access to key road arteries (Boundary Rd/Pacific Highway). Put simply the road infrastructure in Roseville is not equipped to handle a development of this size.

Profiteering, not Affordable Housing

While the developers application prominently highlights its 'affordable housing' objective, the reality is that only 48 of the planned 259 apartments will be allocated to affordable housing. The remaining 211 apartments will be sold at multi-million dollar prices rendering the developer hundreds of millions of dollars in proceeds. This application is not about affordable housing. This application is all about a property develop securing multi-million dollar proceeds at the expense of the community of Roseville and Ku-ring-gai.

Again, thank you for the opportunity to provide comment to application SSD-78996460.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'James Johnstone', with a stylized, cursive script.

James Johnstone