

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

As a local resident of Roseville Avenue I **object** to this application. This objection is based on the following reasons:

- The application is lodged under the TOD and should not be progressed any further until Ku-ring-gai Council's Preferred Planning Scenario is resolved. This application is not in the public interest.
- This application will lead to unbearable traffic congestion in and around Roseville owing to the fact that the narrow streets of Martin Lane, Roseville Avenue and Lord Street are already congested with commuter parking. The increase in traffic this development will bring will add to the significant bottlenecks around Roseville College and the main access points to Boundary Street and the Pacific Highway.
- This application will deliver Roseville Avenue and Lord Street an architectural monstrosity which at 9 stories and 4 separate buildings will be completely out of character for an area that consists of low rise housing with significant heritage significance.
- The developer has made NO attempt to conduct a community consultation process. I live approximately 250 metres from the proposed development and received no information flyer or invitation to the community information session (contrary to the developers assertions).
- This application is not about affordable housing. Only 48 of the 259 planned apartments are affordable housing. What this application is about is a property developer reaping multi-million dollar proceeds while saddling the Roseville community with a grossly oversized development that will forever taint an area rich in housing heritage.
- The heritage house will NEVER be able to be replaced. We need to preserve the history of these houses for generations to come.
- Roseville Ave and Lord street are shared with our northern beaches neighbours who use the area to park and commute using the trains. 300 additional cars on our streets from the 9 storey development would impact them and their right to access public transport.

Thank you for considering my comments.

Yours Sincerely,

Naomi Johnstone