

26 May 2025

Jasmine Tranquille
Senior Planner
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Dear Jasmine,

Submission: SSD-78996460 – 16-24 Lord Street & 21-27 Roseville Avenue, Roseville

I am writing in objection to the State Significant Development Application (SSDA) identified as SSD-78996460 for a 9-storeys residential development (the proposed development) at 16-24 Lord Street & 21-27 Roseville Avenue, Roseville (the site).

The objection is based on the following reasons:

Built Form and Urban Design

- On 31 March 2025, Ku-ring-gai Council (Council) endorsed their preferred Transport Oriented Development (TOD) scenario for Roseville. The Department of Planning, Housing and Infrastructure (DPHI) have subsequently confirmed the TOD controls under *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) will disapply after 13 June 2025.

Council's preferred scenario for Roseville seeks to protect the existing Heritage Conservation Area (HCA) to the east of the train line, preserving an early 20th century neighbourhood which has been assessed as being unique in Sydney.

Therefore, the existing surrounding context to the proposed development will likely remain unchanged, resulting in a significant divergence in height between the proposed development (28.6m) and surrounding context (9.5m). Further consideration is therefore required to ensure the proposed development is sympathetic and minimises environmental impacts to surrounding low-density residential development in an existing HCA.

- The Clause 4.6 Variation Request (Appendix H) that seeks a variation to the height of buildings development standard (including Affordable Housing bonus) is not sufficiently justified. The Applicant's reasoning for the height exceedance due to the incorporation of generous landscaped spaces is not sufficient justification.

The proposed development utilises a bonus provision under the Housing SEPP above the existing State TOD controls. It results in a built form that is not sympathetic to the surrounding context and existing topography. Compliance with the permissible height of buildings control under the Housing SEPP would enforce a more suitable transition to the surrounding context and align with the existing topography.

Considering the State TOD controls under the Housing SEPP will disapply after 13 June 2025, and the existing surrounding context will remain in accordance with Council's preferred scenario, the proposed variation is not justified as being unreasonable or unnecessary in the circumstances, and there are not sufficient environmental planning grounds to justify the contravention.

- The Environmental Impact Statement (EIS) and supporting documentation consider the surrounding context as being consistent with the State TOD controls under the Housing SEPP which will disapply after 13 June 2025. Diagrams such as Figure 17 of the EIS are deliberately fictitious portraying the proposed development sitting within a suitable urban density, and downplay the existing surrounding heritage buildings. It displays an outright dismissal of the impact of bulk and scale to adjacent properties, and will clearly overwhelm the streetscape and surrounding local heritage items.

Following DPHI's decision, the depiction of the proposed development in the context of the State TOD controls is now misleading and not an accurate representation of the surrounding context. In their assessment, DPHI must consider the existing surrounding context which is consistent with Council's preferred scenario which will apply after 13 June 2025.

- Taking into account the height difference between the proposed development (28.6m) and surrounding context (9.5m), it is clear that 6m building setbacks are not satisfactory without greater tower setbacks to transition the height to surrounding low-density residential development. The proposed development definitely does not "*thoughtfully considers both immediate surroundings*" (EIS, p58) in relation to the consistency with the NSW Government Architect's 'Better Placed' guideline.

More appropriate height transitions must be considered necessary by DPHI, with the following setbacks more responsive to the surrounding context:

- 6m setback: Ground Floor to Level 2;
- 9m setback: Level 3 to 7; and
- 12m setback: Level 8 to 9.

Environmental Amenity

- The proposed development results in significant overshadowing impact on the existing surrounding low-density residents, which will remain under Council's preferred scenario to replace the State TOD controls under the Housing SEPP after 13 June 2025. The EIS does not appropriately consider and assess the full extent of impact to surrounding properties located within the existing HCA.
- The EIS and supporting documentation do not include details of the height of boundary fences, failing to accurately depict the interface with existing low-density residential development. In order to ensure the interface is consistent with the existing heritage context and provides appropriate privacy between living areas, a brick masonry boundary fence must be constructed to a minimum height of 2.1m.
- The visual impact assessment has not accurately assessed the visual impact to directly adjacent residential properties that will be most impacted by the proposed development. The properties immediately surrounding the proposed development will experience a significant magnitude of change, that will likely remain consistent with Council's preferred scenario to come into effect after 13 June 2025.
- The proposed development will not comprise sufficient visual privacy to existing low-density residential developments. This is demonstrated by Figure 24 and 25 of the EIS. The proposed use of solid upstands on all glazing elements does not provide sufficient certainty of protection. It is clear that visual privacy cannot be adequately achieved based on the current built form, with more appropriate height transitions to be considered necessary by DPHI.

Traffic, Transport and Parking

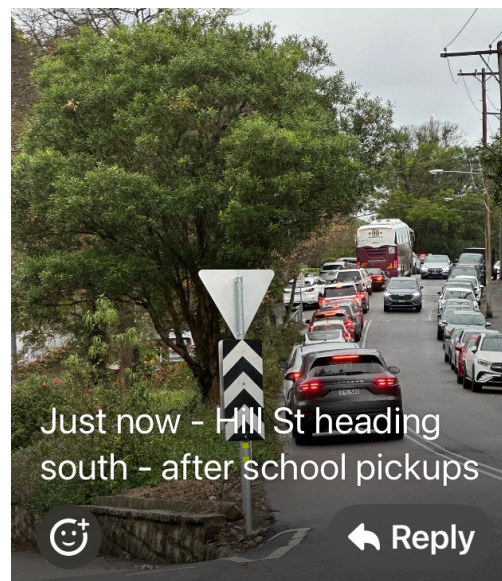
- Currently, Lord Street is a busy street in peak time with street parking full by 7:15am on weekdays, creating aggressive parking particularly across driveways and bumper to bumper parking. It includes people dropping-off school children in proximity to Roseville Station. The extent of traffic on adjoining Hill Street is depicted in the below figures between Lord Street and Bancroft Avenue.

The proposed development is estimated to introduce 43 additional vehicle trips in the AM peak and 32 additional vehicle trips in the PM peak. This will result in a significant increase in vehicle movements along Lord Street (where basement access is proposed), further increasing congestion and worsening road safety.

To reduce the impact on congestion and road safety, the proposed number of parking spaces should be reduced from 334 to 282 to align with the minimum requirement based on the Housing SEPP. This would align closer with the objectives of transport oriented development, encouraging and increasing public transport usage. Note, you may want to provide the



Hill Street (southbound) – Weekday Morning



Hill Street (southbound) – Weekday Afternoon

Trees and Landscaping

- The site and immediate surrounds include a number of significant and mature trees that must be protected at all costs. This includes Tree #110, #115 and #116 which are identified as gum trees with major significance, providing shading and visual privacy to existing residents. Given the trees proximity to the excavation of the proposed basement and stormwater drainage system as well as future fence, tree protection zone must be maintained at all times to ensure the health of these trees is maintained given the potential loss to community is very high.

Heritage

- The Heritage Impact Statement (HIS) (Appendix GG) does not adequately consider the impact on the existing surrounding context, including surrounding heritage items and HCA identified as the Clanville Conservation Area. The conclusion of the HIS states the proposed works are recommended for approval from a heritage perspective for the following reasons:
 - *“The proposed scheme responds to a needed source of high-density residential living opportunities within the vicinity of multiple public transport corridors as per the provisions of the TOD SEPP*
 - *The area’s future character is expected to evolve significantly due to the subject site’s proximity to Roseville train station and the effect of the TOD SEPP”*

As discussed above, the State TOD Controls under the Housing SEPP are due to be replaced by Council's preferred scenario. This will result in the retention of the existing surrounding context, preserving an early 20th century neighbourhood which has been assessed as being unique in Sydney. Therefore, the proposed development cannot be justified from a heritage perspective given the surrounding future character will not evolve significantly based on the recent decision by DPHI disapply the State TOD provisions for Roseville under the Housing SEPP after 13 June 2025.