

Dear Sir/ Madam,

I am writing to **object** to the proposed SSD at 16-24 Lord Street & 21-27 Roseville Avenue Roseville (SSD-78996460).

As a home owner in Oliver Road Roseville, I will be directly impacted by the proposed development. I am one street away and the rear of my house will look on to it.

My key objections to the proposal are:

- The size of the proposed development is excessive in terms of height and footprint. In particular, 9 storeys high will be significantly higher than the dwellings in the surrounding area - both current and potential future dwellings. The Sydney metro reserve directly adjacent to the site will restrict the size of potential developments and under Ku-Ring-Gai council's current preferred scenario the area will continue to be zoned R2. Furthermore, the heritage Scout hall on Roseville avenue cannot be developed.
- The proposed 259 apartments will put further pressure on the limited parking and traffic congestion on the surrounding streets. The streets are already parked out by commuters during the week. This has progressively become worse over the 11 years we have lived here and more recently after the metro opened.
- There are only 309 resident parking spots. While this technically meets minimum planning requirements, it will be insufficient for the expected number of residents and larger sized apartments in the development. Regardless of ideologies on the number of cars each household should have, the reality is many apartment residents will have multiple cars out of necessity and will need to park their cars permanently on the streets. In turn this will further restrict the availability of parking for commuters and current residents.
- Martin lane, despite being narrow, is a main thoroughfare due to the limited access points between Lord street and Roseville avenue. It can become heavily congested during peak travel hours. Such a large development and concentration of residents next to the lane will create additional traffic, making it dangerous for the many children who walk to and from school at nearby Roseville College and Roseville Public School.
- There has been little to no community consultation as part of the development planning. My property will be directly impacted in terms of parking, infrastructure, looking into the development and during its construction. Despite this, I did not receive the community flyer that was allegedly distributed. My neighbours and others in the community have reported the same thing. As such we did not have an opportunity to attend the community session on 11 March 2025 at which only 5 people attended. This number is statistically too small compared with 1,355 flyers and inconsistent with the number of residents now publicly raising concerns.

- A decision on this application should be put on hold until an agreement is reached between Ku-Ring-Gai council and the NSW state government regarding the future zoning of the area. Specifically, under the council's preferred scenario the proposed development will not be in keeping with the surrounding heritage conservation area which the council and community has nurtured over generations.

Regards
Roseville Resident