

Re: Objection to Proposed Residential Development at 16–24 Lord Street & 21–27 Roseville Avenue, Roseville (SSD-78996460)

To whom it may concern,

As a resident living directly opposite to the proposed development site, I am writing to formally object to the residential development proposed at 16–24 Lord Street and 21–27 Roseville Avenue, currently being assessed under the Transit-Oriented Development (TOD) program.

I have lived in this neighbourhood for 12 years. Like many others, I chose to make Roseville my home because of its peaceful, leafy streets, heritage charm, and strong sense of community. The scale and nature of the proposed development threaten to irreversibly damage these qualities and raise significant concerns about amenity, infrastructure, and the integrity of the planning process.

Planning Must Be Aligned With Local Context

This application, lodged under the TOD planning controls, should not be further progressed or determined until Ku-ring-gai Council's Preferred Scenario is finalised. The TOD controls were introduced without public consultation and do not reflect local community values or the specific constraints of this area. In contrast, the Council's Preferred Scenario - developed with extensive community input - appropriately recognises the unique built form and heritage significance of Eastside Roseville. It mostly retains existing zoning, except for the Hill Street precinct and upper section of Victoria Street.

Acknowledging Housing Needs, But This Is the Wrong Location

I recognise the importance of increasing affordable housing across our city. However, this location is not appropriate for a high-density development of this scale, due to serious site constraints. In particular, the nearby Metro tunnel reserves severely limit development in surrounding areas - making this site an isolated island of four high-rise towers surrounded by single and double-storey homes. This kind of fragmentation undermines the goals of good urban planning and is completely out of step with the neighbourhood context.

Importantly, I do not believe that rejecting this project would impact the government's broader housing targets. There are many other precincts across Sydney with fewer development constraints and more capacity for growth - areas that are better suited to delivering affordable housing in a way that is sustainable, appropriate, and aligned with infrastructure capacity.

Flawed and Inadequate Consultation

The community consultation process was deeply flawed:

- I did not receive the project flyer until after the 12 March 2025 community drop-in session had already occurred.
- I was not aware of the Hyecorp project website or community survey until 25 March 2025 - well after the consultation period had closed.
- No further opportunities for meaningful input were provided.

It is misleading and inappropriate for the developer to claim community support under these circumstances.

Out-of-Character Height and Amenity Impacts

The proposed 9-storey towers are completely out of scale with the 1–2 storey homes that define our neighbourhood. As someone who lives directly across the street, I am particularly concerned about:

- The loss of privacy in our homes and gardens
- Overshadowing that will reduce sunlight and livability
- Overwhelming visual bulk that will dominate the streetscape
- Permanent damage to Roseville's heritage character

This level of development might be suitable in other urban centres - but it is wholly inappropriate here.

Traffic, Safety and Infrastructure Pressures

The development will introduce substantial traffic volumes to streets not designed for them, particularly during school drop-off and pick-up times at nearby Roseville College. Parking shortages and congestion at intersections such as Boundary Street will increase, raising serious safety concerns for pedestrians, cyclists, and children.

Construction Impacts

The proposed two years or more of construction will bring relentless disruption:

- Ongoing noise and dust
- Construction vehicles navigating narrow local roads
- Increased safety risks and potential damage to infrastructure
- Long-term inconvenience and reduced accessibility for residents

Why Roseville Must Be Protected

What makes Roseville special is its village atmosphere - quiet, green, and community-oriented. That identity is already under threat, and developments like this would accelerate its erosion.

In light of the above, I strongly urge the Department to reject this application and pause any further development under the TOD framework in Eastside Roseville. Planning in this area should be guided by Ku-ring-gai Council's Preferred Scenario, which has been shaped through genuine community input and reflects the realities of our local context.

Thank you for considering my submission. I confirm that the information provided is true and correct to the best of my knowledge and does not contain any offensive or defamatory material.