

27 May, 2025

NSW Planning

Dear Sir / Madam,

Re: Objection to Residential Development with in-fill affordable housing, 16-24 Lord Street & 21-27 Roseville Avenue, Roseville (SSD-78996460)

I live at 35 Dudley Avenue, Roseville. I have jointly owned and resided in the property continuously for 23 years, since April, 2002.

I moved to Roseville when my eldest daughter was 3 years old to be close to good schools and due to the charm and character of the suburb.

My property is located approximately 1.2 kms from Roseville station on the Eastern side of the railway station. Roseville Avenue runs parallel to Dudley Avenue immediately to the South.

As a long time resident of Roseville I strongly object to the proposed Hycorp SSD-78996460, for the reasons set out in this Objection.

I provide the following reasons for my Objection:

1. Ku-ring-gai Council Preferred Scenario: The Hycorp development application lodged under the TOD planning controls, should not in the public interest, be further progressed or determined until Ku-ring-gai Council's Preferred Scenario is resolved. The TOD planning controls were introduced without public consultation and are to be set aside when Ku-ring-gai Council's Preferred Scenario is adopted. I support Council's Preferred Scenario which recognises the unique character of Eastside Roseville and mostly retains the existing zoning in Eastside Roseville except in the Hill Street shopping area and upper part of Victoria Street.
2. Knowledge of the Hycorp Proposed Development: I was unaware of the proposed development until it was brought to my attention by concerned residents in Eastside Roseville. Given the extent of the development, its required demolition of multiple character homes, and its impacts on the already highly congested traffic situation in Eastside Roseville there should have been greater publicity of the proposed development.
3. Height and Impact of the Development: The proposed development is up to 9 storeys impacting on adjoining character properties which will suffer overshadowing, detrimental impacts to privacy, the streetscape and the character of Eastside Roseville. The size of the development is inconsistent with surrounding 1-2 storey homes.
4. Impact on Heritage: The proposed development is in the middle of three heritage conservation areas with 54 heritage listed houses nearby. The proposed development will see the demolition of 9 houses which contribute to these heritage conservation areas and the charm and character of the suburb.
5. Traffic Issues: The proposed addition of 259 apartments across 4 buildings with 3 levels of basement parking will significantly and adversely impact on traffic congestion in Eastside Roseville. There are already significant constraints on traffic flow in the area, with no right turns at peak periods from many of the streets which run into Archbold Road. Traffic flow is also constrained at access points into Boundary Rd.

Yours faithfully,



Erica Moorhouse