

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

To whom it may concern,

As a resident living directly across from the proposed development site, I am writing to **formally object** to the proposed residential development at 16-24 Lord Street & 21-27 Roseville Avenue, Roseville (SSD-78996460), currently lodged under the Transit-Oriented Development (TOD) scheme.

Lack of Public Interest & Premature Determination

This application should **not be further progressed or determined** until Ku-ring-gai Council's Preferred Scenario is resolved. The TOD planning regime was imposed **without public consultation**, and its legitimacy is now in question as Council has indicated its intention to set aside the TOD zoning in favour of the community-informed Preferred Scenario.

The Preferred Scenario better reflects the **existing character of Eastside Roseville**, respecting its built form, heritage, and infrastructure limitations. With many nearby sites already subject to development limitations due to their location above Metro tunnel reserves, there is a unique opportunity to preserve this precinct - particularly as heritage conservation areas outside Roseville continue to be developed.

Inadequate Community Engagement

Despite Hyecorp's claims of community consultation, I did **not receive the community flyer until after the community drop-in session on 12 March 2025**, rendering it impossible for me to attend or provide feedback.

- I was **not aware of the project pages on Hyecorp's website prior to 25 March 2025**.
- I was **not aware of any community survey** and therefore did not have the opportunity to share my views.
- My only source of information was the **belated flyer**, which arrived **after the community consultation period** had closed.

I believe it is **unethical and misleading** for Hyecorp to claim community support when the community was **not properly informed or engaged**.

Height, Overshadowing & Privacy

The proposed 9-storey buildings are **completely out of scale** with the existing neighbourhood, which is comprised primarily of **1-2 storey homes**. This will result in unacceptable **loss of privacy, overshadowing of nearby homes and gardens**, for residents like myself who live directly opposite the site.

Visual Impact & Neighbourhood Character

The visual bulk and scale of the development will be **jarring** and **incompatible** with the established streetscape and the character of this heritage-rich area. Placing four high-rise towers in the middle

of a **low-density heritage precinct** will create a **visual eyesore** and erode the cultural and environmental value that makes Roseville unique.

Traffic, Safety & Parking Concerns

The development will significantly increase **local traffic volumes**, particularly during peak hours, compounding congestion and creating **serious safety concerns** on narrow residential streets. With **Roseville College nearby**, existing traffic is already difficult during school hours. Parking availability will worsen, and turning into **Boundary Street** will become even more dangerous.

Construction Impacts

I am deeply concerned about the **disruption and safety risks** posed by years of construction, including:

- Noise and dust pollution
- Large trucks navigating narrow streets
- Damage to local roads and infrastructure
- Restricted access and increased congestion for residents

The anticipated construction timeframe of **at least two years**, with long working hours, will be **highly disruptive to everyday life**.

Why I Live Here

I chose to live in this neighbourhood because of its **peaceful character**, **natural surroundings**, and **heritage feel**. This development would **irreversibly damage** the very qualities that drew me - and many others - to the area.

I respectfully request that this application be **refused** and that **no further steps be taken under the TOD planning regime** until the Council's Preferred Scenario is finalised. The community deserves transparency, proper consultation, and developments that enhance - not diminish - the places we call home.

I confirm that this submission is factually correct, not misleading, and does not contain any offensive or defamatory material.

Thank you for considering this submission.