

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

To whom it may concern,

I am writing as a resident who lives directly opposite the proposed development site to express my strong objection to the planned residential development at 16-24 Lord Street and 21-27 Roseville Avenue, Roseville (SSD-78996460), which is currently under assessment through the Transit-Oriented Development (TOD) program.

Community Process Undermined & Planning Premature

This proposal should not proceed until Ku-ring-gai Council's Preferred Scenario has been finalised. The TOD framework was introduced without proper community consultation and does not reflect local priorities or constraints. The Council's community-informed Preferred Scenario is more appropriate, as it respects the unique built form, heritage, and infrastructure limitations of Eastside Roseville.

This precinct is already constrained by infrastructure issues, including nearby Metro tunnel reserves, which limit future development in surrounding areas. While other suburbs with heritage conservation areas are being rezoned and developed, this presents a rare opportunity to preserve what remains of Roseville's distinct character.

Misleading Use of "Affordable Housing"

The use of "affordable housing" to justify this development is misleading. Of the more than 200 apartments proposed, only 8 are genuinely designated as affordable dwellings. A further 40 apartments are proposed under provisions that only require them to be affordable for 15 years - after which they can revert to market rate. In other words, these units offer only temporary affordability.

This minimal contribution is being used to justify a large-scale development that would have lasting negative consequences for the neighbourhood. The bulk of the apartments - likely to sell from \$600,000 to \$1.5 million - do not serve affordable housing needs, yet the entire project is being promoted as a public benefit. Meanwhile, the surrounding community will bear the long-term impacts in the form of congestion, overshadowing, and a loss of neighbourhood character.

I appreciate the urgent need for affordable housing. However, I believe that objecting to this particular project will not hinder the government's ability to meet its affordable housing targets. Other precincts with fewer development constraints and greater capacity can provide more units without compromising established neighbourhoods that are heritage-rich and environmentally sensitive.

Lack of Genuine Community Consultation

Despite claims of engagement by Hyecorp, the reality was quite different:

- I only received the flyer after the 12 March 2025 community drop-in session had already occurred, which meant I had no opportunity to participate.
- I was not aware of the Hyecorp project website or any community survey prior to 25 March 2025.
- The only information I received arrived after the consultation period had ended.

It is unacceptable and unethical to claim community support when meaningful consultation did not take place.

Inappropriate Height, Loss of Privacy & Overshadowing

The proposed 9-storey buildings are completely at odds with the surrounding 1–2 storey homes. For residents like myself who live directly across the street, the loss of privacy and overshadowing of homes and gardens is simply unacceptable.

Visual and Heritage Impacts

The sheer scale and bulk of the proposed towers will visually dominate the area, clashing with the established low-density and heritage aesthetic of Roseville. The introduction of four high-rise towers in this neighbourhood will permanently damage its unique streetscape and undermine the cultural and environmental heritage that should be protected.

Traffic, Parking & Safety Hazards

Traffic congestion will worsen considerably, especially during school drop-off and pick-up times due to the nearby Roseville College. These streets were not designed for such volumes, and increased traffic will heighten safety risks and reduce on-street parking availability. Key intersections like Boundary Street will become even more hazardous.

Construction Impacts

The expected two years or more of construction will create relentless disruption for local residents. This includes:

- Noise and dust pollution
- Large construction trucks navigating narrow streets
- Potential damage to local roads and utilities
- Reduced accessibility and ongoing congestion

Why I Chose to Live Here

This neighbourhood is valued for its tranquillity, greenery, and heritage charm - qualities that would be irreparably harmed by the proposed development. These are the reasons I chose to live here, and I believe they must be protected.

Conclusion

I respectfully urge that this application be rejected and that no further development proceed under the TOD framework until Council's Preferred Scenario has been resolved. The community deserves proper engagement, transparency, and planning decisions that preserve - not destroy - the integrity of our neighbourhood. 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.