

2nd October 2024

Department of Planning, Housing and Infrastructure

Rozelle Village, Mixed use development with affordable housing (SSD-68298726).

As a long-term resident of Rozelle, I wish to register my objection to the current proposal.

The long history of this site and the various redevelopment proposals has only highlighted the constraints of this site for a large scale mixed retail/ residential redevelopment.

My main concerns are.

1. the increase in traffic generation will negatively impact the local street network more than is stated in the proposal (see details below)
2. The developer is trying to increase the number of privately owned apartments (18) on the back of the affordable housing scheme.
3. The Department of Planning Housing & Infrastructure is not planning to have a public meeting about this significant change in density
4. The 4 weeks allowed for display and lodgement of submissions too short.
5. The increased height of three towers, equating to a 30% uplift in height from the LEP.
6. Increased site density without an increase in the Voluntary Planning Agreement.

The additional apartments will be provided with 74 car spaces. Increasing the existing total for the site from 324 to 398 car spaces, an increase of around 20%. The traffic generated from this site will all enter and exit on to Waterloo St. With exiting traffic travelling eastbound to the intersection of Darling St, Waterloo St and Belmore St. The proponents Transport Impact Assessment indicates a minimal increase in traffic from the existing approved DA figures. Indicating a mere increase of 13 vehicle movements per hour during peak hour. The methodology used for both the original DA and this proposed modification is micro-simulation traffic modelling. My deep concern is that this is the same type of modelling used to predict the traffic generation of the disastrous Rozelle Interchange.

As a resident of Rozelle, I am supportive of affordable housing on this site. My support is on the public record in the form of my numerous submissions to the multiple development proposals for the old Balmain Leagues club site. However, any modifications to current controls need to be considered alongside the significant constraints already exhibited for this site.

Regards

David Anderson

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