

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

Sam Moles  
3 Arrunga Avenue, Roseville NSW 2069

I write to lodge my strong objection to State Significant Development (SSD) Application SSD-78996460.

This application lodged under the TOD scheme, should NOT in the public interest, be further progressed or determined until Council's Preferred Scenario is resolved.

I support the council's preferred scenario that recognises the unique character of the East Roseville area.

We need to carefully assess what defines "State significance - This initiative appears to opportunistically exploit 'affordable in-fill housing' and 'Transport Oriented Development' planning laws to fast-track approvals for using a design that maximizes density and superficially appeals to the Government of the day's interests vs considering the neighbourhood's heritage significance and value.

My objection to this planned development is based on a number of reasons outlined below:

#### Height

The proposed height of the development and its potential to detrimentally impact the overall character of the neighbourhood not to mention the reduction in natural light and the reduction in privacy for the neighbouring houses all of who would have paid a premium to ensure that they were able to live their lives privately when in their own homes or in their backyards.

#### Traffic

The suburb is already highly congested in the mornings with limited exit points and traffic build up occurring from very early in the morning without any ongoing construction and the further pressure this will put on the traffic with additional parking spaces required for any workers on site only serving to make everything from getting to work to getting kids to school more difficult than it already is.

I cite as a key example of this Martin Lane and the fact that in the mornings this already is essentially a one way street that can cause traffic congestion with cars waiting that in turn only further serves to congest both Roseville Avenue and Lord Street.

#### Infrastructure

This development will only serve to place further pressure on local council infrastructure e.g. stormwater, sewage and waste management which the suburb is not capable of absorbing.

Environmental Impact

The removal of 80+ trees will have a dramatic impact on the wildlife of the area and runs counter to what the government of the day's otherwise approach to environmental policy appears to be.

Do not approve this application.

Regards,  
Sam Moles