

Submission to NSW Government Department of Planning
Urban Assessments

Regarding

PUBLIC NOTIFICATION

**MP 09_0148 – MERITON RESIDENTIAL MULTI-UNIT DEVELOPMENT
12 – 40 BONAR STREET & 5 LOFTUS STREET, ARNCLIFFE**

We, the residents of Knoll Avenue, Arncliffe/Turrella, wish to notify our objections to the above development and its associated site works.

The basis for our objections may be summarised as follows:

Though we have been unable to find any reference to our existence in the Application's supporting documents, we the residents of the lower end of Knoll Avenue are very much present and 'on the site'.

All those people living at the lower end of Knoll Avenue and nearby part of Bonar Street, are much affected by the development and its ramifications.

However we who are physically nearest to the development, i.e. numbers 2 to 12 Knoll Avenue are already, and will continue to be, those caused the greatest hardship. Numbers 2, 4 and 6 share a common boundary with the site and are affected almost as though they were part of it. Numbers 8, 10 and 12, while not contiguous with the site are also in very close proximity (within 50 metres) to the northern boundary and suffer accordingly.

We residents of these nearest dwellings are inevitably bearing the heaviest burden of the development and its huge impact on our immediate environment. We are those who will be most seriously affected by the finished 'product', as well as the works of site preparation and construction, over many, many months.

Since commencement of demolition of the site buildings some 5 or 6 weeks ago, we have had to endure the environmental abuse of excessive noise, ground vibration and constant dust and dirt, from 7am to late afternoon 6 days a week.

The onslaught on the normal domestic peace and quietness is already having a very deleterious effect on the physical and mental wellbeing of those living closest to the site. Indeed some of us have been forced to seek medical help for problems with dust and noise.

We know that to this current distress will soon be added the miseries of site dewatering and the physical insult of pile driving for many weeks/months.

We are also concerned about possible structural damage to our properties caused by these operations. Some of us also have fears for the stand of advanced and mature trees on the northern boundary inside the Arncliffe West Infants School. The good health and survival of these trees is important for the mitigation of the building intrusiveness.

The excessive height and bulk of these buildings, now exacerbated by the intended additional level over the original plan, is one of our chief objections to the development.

Despite the slight repositioning of buildings, there will still be a high degree of privacy loss due to overlooking of the backyards Numbers 2 to 12 . *The inability to enjoy the amenity of privacy in our own properties will be an onerous and unjust burden on all, but in particular on the many of our female residents who are devout members of the Muslim faith and are bound by its prohibitions.*

An additional deleterious impact due to the buildings' height and bulk is the blocking of the prevailing (most common) southerly winds to those dwellings in close proximity on the northern side, i.e. lower Knoll Avenue, numbers 2 to 12 in particular.

Though we note that airconditioning will be a feature of all apartments in the development, this is not necessarily, or perhaps even environmentally desirable, an option for all local residents.

Most of us in the area have been able to depend on the reliability of the natural cooling effects of the southerly winds from Botany Bay after hot days. Indeed to some of us, this was an important factor in deciding to buy and live here.

Given the scientifically established trend to ever hotter and longer summers, the denial to us of such an environmentally important element is, we feel, extremely serious.

A further problem with this development, is the question of traffic and parking problems both during site works and on completion of the project.

Contrary to the assertion in the Environmental Assessment Report, Bonar Street is NOT used only or even chiefly by local traffic. Although there is much of that it is also a very well used alternative route from Loftus and Hirst Streets to the Princes Highway via Wolli Creek. When traffic is particularly heavy, when say the M5 tunnel is closed for some reason, the traffic, including large construction vehicles, is very heavy and Knoll Avenue, with it's blind hillcrest then also becomes a main traffic route.

With construction works on the development, there must of necessity, be greater congestion in Knoll Avenue, Bonar and Hirst Streets, requiring negotiation of the potential hazards posed by perpetually unbroken lines of parked cars on either side. –

Parking too is already tight for residents and if the experience of the previous Bonar Street (Meriton) development is anything to go by, there will be parking issues for residents with site workers' and subcontractors' cars. This is a district with many hot tempered drivers which does not bode well for parking –related confrontations.

We realise that there will be site rules and restrictions for all phases of the development and the behaviour of personnel involved, but policing restrictions and enforcing infringements are always problematic.

Finally, most if not all the current residents chose to buy and settle here because of the peaceful and secluded, but friendly amenity afforded by the area as it existed prior to the current Meriton project's arrival.

This is a development that will profoundly and permanently change and, we believe, impair the local environment and community.

It is undeniably catastrophic for the current residents. It affects not only the quality of lives and wellbeing of close residents, but also the very means of escaping the situation created by the development.

To most of us here, the value of our houses represent our biggest, if not only, financial asset. This present development will inevitably slash the property values of those houses in its shadow, making humane escape difficult, if not impossible.

How can this be socially and morally justified ?

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