



Luke Foley MP

Member for Auburn



18 August 2016

Attention: Director – Social and Other Infrastructure Assessments
Planning Services
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Sir/Madam

I make this submission with regards to **Application No SSD 7545, Forensic Pathology and Coroners Court**, Weeroona Road, Lidcombe.

As the Member for Auburn I have met with local residents regarding the proposal for a three (3) level development adjacent to the Botanica Estate. At a recent community meeting residents' concerns were centred on pedestrian and driver safety, increased traffic, privacy, damage to heritage items and general amenity.

My concerns and objections to this proposal are as follows:

Traffic and Access

- The proposed public entry/exit via Main Avenue to the new Forensic Pathology and Coroner's Court is inappropriate. Main Avenue is a classified local road with a 50kph speed limit. The carriageway accommodates one lane in each direction and is accessible via a left slip lane from Joseph Street. Other streets within the Botanica Estate are narrow residential streets that only accommodate local traffic and local bus services. The proposal for a driveway connecting the public car park with Main Avenue would compromise road safety and dramatically increase traffic movements throughout Botanica.
- The Botanica Estate has been designed with a Central Park. It is a popular children's playground within easy walking distance of residents' homes. It is inappropriate to direct traffic to a high profile government facility through narrow residential streets in a peaceful housing estate.
- Ferguson Lodge is located within the Botanica Estate. It is the only supported accommodation for people with a spinal cord injury in NSW offering both a permanent home as well as respite accommodation. This development proposal will bring increased traffic to Botanica placing disabled residents at risk.
- If the public entry/exit to the new Forensic Pathology and Coroners Court is via Main Avenue then any visitors heading north will need to find an alternate route through

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the residential streets of Botanica as Main Avenue only provides an exit southbound onto Joseph Street.

- By its very nature, the Coroner's Court will receive clients from across New South Wales. Many of these visitors will be distressed and there is concern that disorientated visitors to the Coroner's Court will be driving through the unfamiliar streets of Botanica Estate, placing residents at risk.

Heritage

- This development proposal disregards the heritage value of Main Avenue, which was the formal entry c1896 to Lidcombe Hospital when Rookwood Asylum was established. It is graded in the *2002 Lidcombe Hospital Site Conservation Management Plan (CMP)* by Godden Mackay Logan as ***an element of exceptional significance***.
- The avenue of Hoop Pines and Phoenix Palms along Main Avenue is also graded ***as an element of exceptional significance*** in the CMP. Construction of the proposed public entry/exit from Main Avenue, Botanica will require destruction of the historic brickwork and verges and interrupt the streetscape.
- The Gatehouse at Botanica on the intersection of Main Avenue and Joseph Street is heritage listed. If Main Avenue becomes the access road for the public car park the intersection of Main Avenue and Joseph Street will become manifestly more dangerous and expose the Gatehouse to the risk of damage.

Amenity

- This is a development that is unusual by its nature. Its hours of operation can be 24/7 and, at times, will involve distressed relatives, emergency services and media attention. This is a serious issue for Botanica residents who are concerned about the impact this will have on their residential amenity.
- I also have concern for the safety of Botanica residents if Main Avenue is used for the delivery of chemicals for the mortuary and laboratories.

I share residents' objections to the public entry/exit to the Forensic Pathology and Coroners Court from Main Avenue. **Alternatively, Joseph Street or Weeroona Road should be the designated access to reduce the impact of this development on existing residences and roadways.**

This is a proposal for a very significant piece of public infrastructure that will serve Greater Sydney for decades. However, it is important that serious consideration is given to the objections of local residents and that their concerns are addressed.

Yours sincerely



Luke Foley MP
Member for Auburn

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