

Dear Sir/Madam,

**RE: SSD SSD-86017721
21-33 Dover Road Rose Bay.**

I provide the following Objections

1. The Site is in the High Risk Low lying Rose Bay Settlement area – shallow groundwater, soft soils and known structural damage from previous excavations. There are multiple examples in the LGA of properties suffering significant excavation damage (eg 6-8 Richmond rd) , collapsed retaining wall during excavation , the front of a house on Wilberforce, flooding to basement and lift wells due to groundwater penetration , settlement and stormwater overflows in Dover Rd , Wilberforce Avenue, Hamilton Street and Old South Head Road.
2. A Deep 2 storey basement is unsafe as it will cut into groundwater, increase uplift pressure, divert water flows and risk subsidence to surrounding areas/property (including council owned and state owned infrastructure)
3. There is no cumulative risk assessment (20,000 metres squared of LMR Basements) of the combined impact on groundwater and stability. There has already been serious damage from smaller, single excavations in Rose Bay with flooding , cracking of walls. The EIS ignores the impact of most of the other sites that are going to be developed (mention is only made of the council car park, the Spencer Street SSD and the Woolworths Development). I find this omission of many thousands of square metres very concerning given that the proposed excavation method of piling has caused much damage in the area to date.
4. Acid Sulfate Soils – the proposed excavation can disturb ASS and release acid/contaminants into the groundwater and the harbour. Rose Bay is a fragile foreshore/coastal area.
5. Rose Bay is in a low lying basin. Deep excavation in this area can worsen local flooding and basement inundation not only impacting residents but also all users of surrounding infrastructure and roads
6. The development is not in the public interest due to the fact that there have been multiple instances of structural cracking and water damage. More deep excavation and the cumulative impact of these across the suburb poses foreseeable , irreversible risks not only risks damage to private property and council/state owned infrastructure (such as local and state owned roads) but to knock on impacts to residents in surrounding suburbs . There are also environmental risks to this coastal/foreshore area. The EIS on Page 80 even states “The flood model excluded residential areas, with flows directed through roadways and open spaces, thereby preventing inundation of residential lots within the model domain” – however the impact on public owned land has not been stated.

The Flood Report states that Dover Road is classified as a high hazard floodway, reflecting the potential risk to life during extreme events" and "Emergency response considerations confirm that although evacuation during the peak of a flood would not be possible....." This is unacceptable and could lead to loss of life if emergency services cannot access site(s).

7. On Page 85 of the EIS it states "The proposal will deliver 11 affordable housing dwellings for a 15-year period. These 11 units will not be affordable as they will be priced well above the Sydney Median and there is no long term benefit to tenants with the developer able to sell these units making huge gains.
8. With regards to Public Transport - as a long term resident and a user of the bus network I can attest that the buses are often cancelled and just do not show up.
9. Traffic and Congestion is already significant and there are multiple safety concerns in the area on our council owned and state Government owned roads. While the traffic study seems to indicate only a minor increase in car flow in peak hour the roads are already congested. It takes 40 minutes to drive 5km to Edgecliff in the morning peak . Please advise what NSW Planning in conjunction with Transports plans to do to improve public transport to cater for the massive influx of residents in Rose Bay (ie the cumulative impact of so much development) especially for residents being able to connect to Bondi Junction and Edgecliff train stations in a more timely manner in peak and off peak times?
10. Safety : Rose Bay development sites are causing disruption to traffic flow on New South head Road and posing increased safety risks . This is due to vehicles associated with the developments trying to park, drop off materials, exit and enter the work sites. Many are turning right across oncoming traffic causing serious safety issues and taking up lane space. The area in Rose Bay will become increasingly more unsafe with the many developments proposed. In the last week I have seen 2 major accidents which resulted in the death of a person (work vehicle trying to access a narrow driveway off New South Head rd as well as a truck speeding down New South Head Rd citybound crashing into a painters van with buckets of paint ricocheting across and down the road. How will NSW Planning , police and Transport FNSW handle these ever worsening safety risks during and post these developments ? Will NSW Planning in conjunction with TransportFNSW enforce a no-idling rule and on-site marshalling so vehicles do not queue on the street? Woollahra Council has raised concerns about the proposed crossing's proximity to a roundabout and suggested a 'left in, left out' strategy to mitigate traffic impacts. This should definitely be introduced. Many residents exiting newer developments on New South Head Road are turning into oncoming traffic and forcing their way across New South Head Rd causing significant safety risks.
11. Height of Development : The development needs to stay within its height development standard. Significant bonus height and FSR has already been awarded to the developer based on the Affordable housing /LMR provisions.

12. SSD and DAs lodged since the introduction of the LMR Housing Policy in Rose Bay and Double Bay are leading to proposals for large scale and deep basement excavations far in excess of Council's existing controls. LMR Policy severely constrains the effectiveness of the various DA assessment processes (eg Council, Department of Planning Housing and Infrastructure (DPHI) and/or the Land and Environment Court) to protect property owners and residents from damage to property from excavation in the hydrogeological and geotechnical sensitive areas of Rose Bay (and Double Bay).