

Submission letter – Objection. 13 December 2025.

I am the immediate neighbour and owner of the proposed Billbergia development on 1 King St Concord West. I live on 2 King Street, Concord West and my fence is the current fence neighbouring the Westpac site.

Where my family and I live is a DEAD END with only ONE road access (via George St) into the area. I have lived here since I migrated to this country in the 1980s and lived here with many of my long-standing, elderly, vulnerable neighbours for the last forty years. My daughter who also lived in this house since her birth and still a resident in this house with her young family is helping me write this letter. May it be known that the documents are inaccessible for non-English speaking background and she has had to try to translate as much as possible and help write my thoughts in this letter.

I have grave concerns about the upcoming demolition being RIGHT next to it. The EIS developed by Colliers on behalf of Concord West Pty Ltd (for the the property developer Billbergia), does NOT protect my safety sufficiently and I request it be revised until safety and mitigation plans are properly detailed. The current mitigation plans are brief and inadequate to protect my safety, my family's safety or that of my neighbours, the primary school children and daycare children that frequent the area and parks nearby.

Please find the faults and gaps in my reading of the current Environmental Impact Statement document. The sheer number of documents was overwhelming for an English speaker born and raised here (i.e. my daughter), so please forgive me as I could not read and understand everything even with her help (difficulty with translating all the technical concepts):

- **EIS document page 25 Figure 9 Demolition Plan and APPENDIX B Demolition Plans - To my horror, my house 2 King St Concord West is included in the RED DASHED LINES, according to the key it means my house is for DEMOLITION (despite it being OUTSIDE of their drawn site boundary line)!**
  - I cannot express the absolute disgrace that a developer would draw in a plan that my house is to be demolished (or is an expected side effect/collateral damage of their demolition plans) and that I was not properly contacted or notified of this before my daughter read this document. It is not just my house, but also, my back door neighbour 33 George St is drawn into the demolition lines. Our neighbours also have red lines drawn. Our family went through a period of absolute shock, psychological and physical distress (I felt like I was going to have a heart attack) to pure anger after viewing this diagram. The incorrect publication has caused significant harm, including perceived threat of forced displacement, property security concerns, and substantial time spent seeking clarification.
  - It is an INACCURATE diagram, and the EIS must be revise so that it is ACCURATE before proceeding to the next stage. *Accuracy* is a key element of any EIS as per the SEARS and this basic criterion has not been met but this inaccurate diagram. I attach also the letter I wrote to the State Government representative overseeing this SSD earlier to alert of this inaccuracy. At the bottom of this document is a screenshot of the accurate diagram.
  - Furthermore, the mixed used scoping report (which has been separated from this review, and really should be assessed together) has drawn concept diagram with a high rise over our block.
- Noise, vibration and pollution are key areas that need detailed mitigation strategies.
  - The EIS clearly notes the noise is likely to exceed >75decibels for immediate neighbours like myself. Prolonged exposure to this level of noise is likely to cause hearing impairments, headaches and affect our health. Even the primary school children are at risk of this level of noise as documented in the report. I have lived through past relatively much smaller developments (Telstra demolished to become the current Westpac site). Each time from memory the noise was absolutely exceeding this level. For a development on a scale like this, with demolition and

- remediation works plan, main noise mitigation strategies such those provided on page 31 in Appendix are too basic, do not safeguard residents at all with any enforceable monitoring targets (two times a month reports are too infrequent)
- Many pollutant particles in the soil (acid sulphate soil/rocks and asbestos), in the old petroleum tanks, and chemical particles have been identified in the EIS. There is inadequate mitigation and monitoring strategies for neighbouring residents who were not even identified as one of the potential and sensitive human receptors in the remediation action plan (Appendix J) or geotechnical reports (Appendix N).
  - My neighbour, the only one with a pool on our block, suffered from severe visible collection of dust and pollutants falling into her pool daily from construction works on Rothwell St which is much smaller in scale and much further away. There is nothing in the current mitigation and monitoring strategies that will protect them and I from all the foreseeable pollutants. Our health will very surely to be impacted. The EIS should give confidence in best possible efforts by the developer to protect the neighbours from harm. It currently fails to do this.
- Traffic and access to our house is a key concern and current preliminary traffic management plan are inadequate.
    - Peak congestion times include school drop off and pick up, even now, parents and residents struggle to get in and out of the dead-end region. With the addition of construction vehicles (many very slow and blocking the main roundabout into the dead-end section, residents and other frequenters of this region will have immense trouble access their homes, school and park facilities. Even more concerning are health carers access of which many of my elderly neighbours require several times a week. In the event of emergency, emergency vehicle access is likely to be delayed given demolition/construction trucks could block the roundabout at that very moment (even if given few minutes warning from emergency vehicles, the slowness of construction/vehicles means speed of emergency vehicle access to residents are likely to be impaired.) the preliminary construction management plan is too basic and does not provide real life strategies to manage the foreseeable congestion/blocked access in this large demolition and construction development that will bother residents for years.
    - Also nothing is mentioned about how George St residents/pedestrians who normally commute down George St past that roundabout to go to Concord West Station will be granted safe passage one daily basis.
  - Flooding risk, new stormwater pipe diversion.
    - The EIS proposes decommissioning the current storm water piper running down the middle of 1 King St to a new path running directly parallel to my property on 1 King St. It drains directly into a known flood zone in George St. The area behind George St heading down to the park/Powell creek is a well-known flood zone to local residents. Firstly, my concerns are the stormwater pipes installation next to my house means deep excavation only metres away from my property bringing all noise/pollution/vibration even closer to cause personal health and property structural damage more likely. Then there is the problem that no modelling of this new proposed stormwater pipe has been made, how it will cope with the proposed mixed used development plans (on a large scale never seen before in our area). I can foresee flooding, back flow/over flow and even burst storm water drains being a problem and there has not even been any attempt to model this in the current report. Moving a stormwater pipe, public property, a problem for the council and government, needs independent modelling to ensure that it is safe to go ahead. Residents also need to be given evidence that their property is unlikely to be damaged even in the worst case scenarios.

*We request at the bare minimum safety/protection measures, including but not limited to:*

- Boundary noise monitors and vibration monitors (calibrated to AS 2436 and German DIN 4150-3 standards for residential structures) installed directly adjacent to my property. Immediate STOP WORK if exceedances occur. Weekly reporting to neighbouring property owners

- Real-time monitoring for ground movement, settlement and vibration at the shared boundary.
- Continuous PM10/PM2.5 dust, asbestos-fibre air and hazardous gas/chemical monitoring near my house, including a monitor installed adjacent to 2 King St and residents of the immediate R1 block most vulnerable and at risk.
- Resident and associated carers/visitors ONLY access route into King St/Victoria Avenue and distal George St. And example though of by one of residents attached below. Construction vehicles cannot be allowed beyond the George St roundabout as it then poses a safety risk to the residents/public, many of which are at the extremes of age very young (<12 year old day care and primary school children) and old (>70years old) with health problems and would be most vulnerable to being hit by large construction vehicles. There are no pedestrian crossings on King St to the station.
- Actual traffic congestion modelling to be performed and submitted formally for government and residents/public to review. Given it is a one road access in and out site for us residents, being blocked or slowed down on a daily basis is my biggest fear.
  - Powerlines have been taken out on George St previously by large construction vehicles and caused power outages for residents
  - Police siege on George St due to criminal activity blocked access by residents into where we live for several hours.
- Modelling of the proposed storm water pipe diversion, which requires information from the mixed use development as to whether the proposed pipe diversion draining into a known flooding region will cope from a capacity perspective. How residents, like myself, literally not more than few meters away from the proposed pipe will be affected by its excavation, installation, function.

The current EIS does not provide the Department/State Government/Council with the information required to make a lawful or informed decision. Approving the project without detailed traffic/noise/vibration/pollution/hazardous mitigation strategies, traffic/proposed new stormwater pipe flood risk modelling (with the mixed use development information in mind), enforceable safety measures and proper assessment of amenity impacts would expose the community—particularly vulnerable residents and school children—to unacceptable health and personal risk.

For these reasons, I respectfully request that the Department request a major revision and uphold higher standard to the application until the required statutory, technical and safety information is properly provided.

They must reach a safety standard such that residents/pedestrians using the area can feel safe and protected and able to live without their health and wellbeing being impaired. We must work to minimise, as much as possible, the disruption this large demolition/mixed-used development will most definitely cause before they are given approval to begin.

Screen shot of the very INACCURATE demolition plan, red demolition lines drawn over my house at 2 King St Concord West by the developer.

