

25th August 2024

Resident of Eden Street
Arncliffe NSW 2205

RE: **SSD-11429726-Mod 4 Objection**

To Department of Planning, Housing and Infrastructure,

I am a resident of Eden Street directly impacted by the entirety of this development through construction to the end product and I wish to make clear my most strong objection to the proposed increase in occupancy of the development.

Parking

The proposed increase to occupancy of the development from 744 to 789 dwellings, will have an immediate and devastating impact to access and amenity of Eden Street and surrounds.

The current unrestricted street parking on Eden Street is already heavily impacted by commuters using Arncliffe train station. The parking lot adjacent to the station, and overflow parking extending down Arncliffe Street towards Allen Street is already at one quarter full overnight due to the nearby wrecking yard on Princes Highway and regular resident use, and is at 100% capacity during commuter hours. This is further impacted by any rail works where these carparks are frequently unavailable for days as works occur.

I am fully aware of the metrics by which 'satisfactory' vehicle parking requirements are calculated in the Apartment Design Guide, but this fails to account for genuine vehicle usage in Australia in general, and Sydney specifically.

Contention that households use ride share or do not own motor vehicles is simply not borne out by evidence. The Australian Bureau of Statistics Motor Vehicle Census on 31st January 2021 found:

- At the time of the census there were 20.1 million registered motor vehicles in Australia which was an increase of 1.7% from the previous year.
- There was an increase in registrations in all States and Territories – NSW by 2%. NSW had 5.9 million registrations – the highest of all States and Territories.

The same census found there were 11,256 private dwellings in Arncliffe NSW 2205 with **1.2 vehicles per household**.

The original proposal did not account for the census recording of an average of 1.8 vehicles per Australian households and this proposed amendment further ignores the reality of Australian homes and lifestyles.

I also make reference to the Bayside Council submissions reference F23/454 made on 7 November 2023 and 12 February 2024 which clearly reference the insufficiencies of proposed visitor parking, impacts to traffic on Eden Street and further requires the traffic consultant to

demonstrate how the proposed visitor parking provision will not increase on-street parking demand by visitors. How has that been resolved? I would also ask the same for the additional 45 dwellings being proposed.

The proposal to increase the number of dwellings with a material decrease in parking will be untenable and will result in further congestion and lack of access.

Traffic flow and access to Princes Highway.

To access Princes Highway from Eden Street, one must turn right onto Burrows Street, with less than 100m to the traffic lights.

With current occupancy and use of Eden Street, it is already challenging to make this right turn during peak periods with traffic banked back along Burrows towards Arncliffe Street, and street parked vehicles impacting visibility.

Traffic surveys conducted during COVID-19 lockdowns and widespread work from home could not possibly have provided accurate data for even current usage, let alone the increase of 744 additional dwellings from the original proposal. Noting that all traffic, both private vehicle and freight/deliveries from and for this development must use Eden Street as there is no access directly to Princes Highway following deletion of the slip lane.

And now to propose a further increase of 45 additional households to a total of 789 dwellings, makes the prospect of safe and reasonable access to Princes Highway unlikely at best, impossible on bad days.

It's additionally worth noting that this development has already shown a blatant disregard for the residents of Eden Street during both demolition and civil construction phases. During demolition the principal contractor regularly commenced construction works involving heavy plant and equipment prior to 7.00am including one evening where tree removal works using chainsaws commenced after 11.00pm and continued through the night, with no notice to the residents.

Further, the street has been consistently heavily blanketed in dust. The dust control measures of a single cattle grid have been wholly ineffective and properties and vehicles are permanently covered in thick layers of dust. Not to mention the ever-present health risk as a result of exposure to crystalline silica containing substances in the air. Whilst water cannons are somewhat effective, it is during offsite transport using B-doubles that the issue is incurred. Ad hoc attempts at street sweeping after the fact have had no benefit and obviously does not clean our properties.

Thank you for your consideration.

Kind regards,