

## **1. Traffic, pedestrian safety and disability access**

Proposed new roundabout and significantly increased retail and residential traffic flow particularly down Eltham Street and Westminster Road. I am a severely disabled person, totally blind, with moderate to severe hearing loss and significant mobility problems. The proposed new roundabout plus drastically increased retail and residential traffic flow will have a very serious impact on my ability to move in and out of my own property and to access my local community as I currently do for walks and up to the local park etc. The increased traffic danger would prevent me from crossing the road either in Eltham Street or around the corner in Westminster Road and I am likely to become completely housebound because of the dangers presented. Even simple domestic tasks like bringing my rubbish bins in and out and watering my front garden and verge will become too dangerous for me to contemplate. The proposed changes to the footpath would mean that I would have difficulty even getting in and out of my own property or walking to either end of the street. The increased traffic flow would make it far too dangerous for me to contemplate crossing the street as I currently rely heavily on the fact that there is very light traffic flow in the street in only one direction.

## **2. Shadow cast and solar access**

My property lies in a direct east west axis from the proposed new building. This means that from early morning through to noon, because of the height of the proposed building, my entire backyard would be cast in shadow. Most of my backyard is taken up with vegetable and fruit gardens. And this constitutes my main hobby and source of enjoyment as a totally blind person. It is really my only hobby. Morning sunlight is essential for plant health, and with it blocked off perpetually my gardens will die. The Shadow cast by the building would also severely affect the enjoyment of our garden area.

## **3. Ecological Impacts**

Our street corner including the lots proposed for development currently provide habitat for many valuable native creatures, including ringtail possums, blue-tongue lizards, native skinks, a wide variety of bird life like kookaburras, cockatoos, lorikeets, magpies and tawny frogmouths, wild bees and other insects. This development would cause the loss of habitat for these little creatures, and severe disruption and danger to them caused by construction noise, vibration, demolition, and loss of solar access.

## **4. Impact on Public Transport**

The bus services running along Victoria Road and from the city are already overtaxed. We know that often buses, particularly city bound, do not stop at their appointed bus stops because they are already overloaded and cannot fit more passengers. Likewise, the private traffic up-and-down Victoria Road eastbound and westbound is already very heavy. The addition of 171 apartments and even more residents in the proposed new apartment block can only put more pressure on an already overstressed system and there appears to be no workable plan to address this issue.

## **5. Interference with my quiet enjoyment of my property.**

I have been a resident in Eltham Street for 20 years and purchased my property because of the quiet residential nature of Eltham Street and its surrounding area. I own my property and have been paying rates for 20 years here. The proposed development will completely change the character and nature of my street and the surrounding area. I believe as a taxpayer and a ratepayer I am entitled to expect to be

able to enjoy the characteristics of my property. I believe I am entitled to expectations of these characteristics of my property to continue. The proposed changes i.e. large new roundabout right outside my property, reduced footpath space, multi story building casting shadow and violating privacy, increased foot traffic and vehicle traffic in the street, make it very unlikely that myself and other residents can continue to enjoy the features of Eltham Street for which we brought our properties in the first place. I am also extremely worried about the possible loss of value to my home and the financial implications this could have upon me as an aged pensioner with no other assets and extremely limited income. Despite the lifestyle changes this development would cause, I can no longer afford to move elsewhere.

## **6. Resident Parking in Eltham Street**

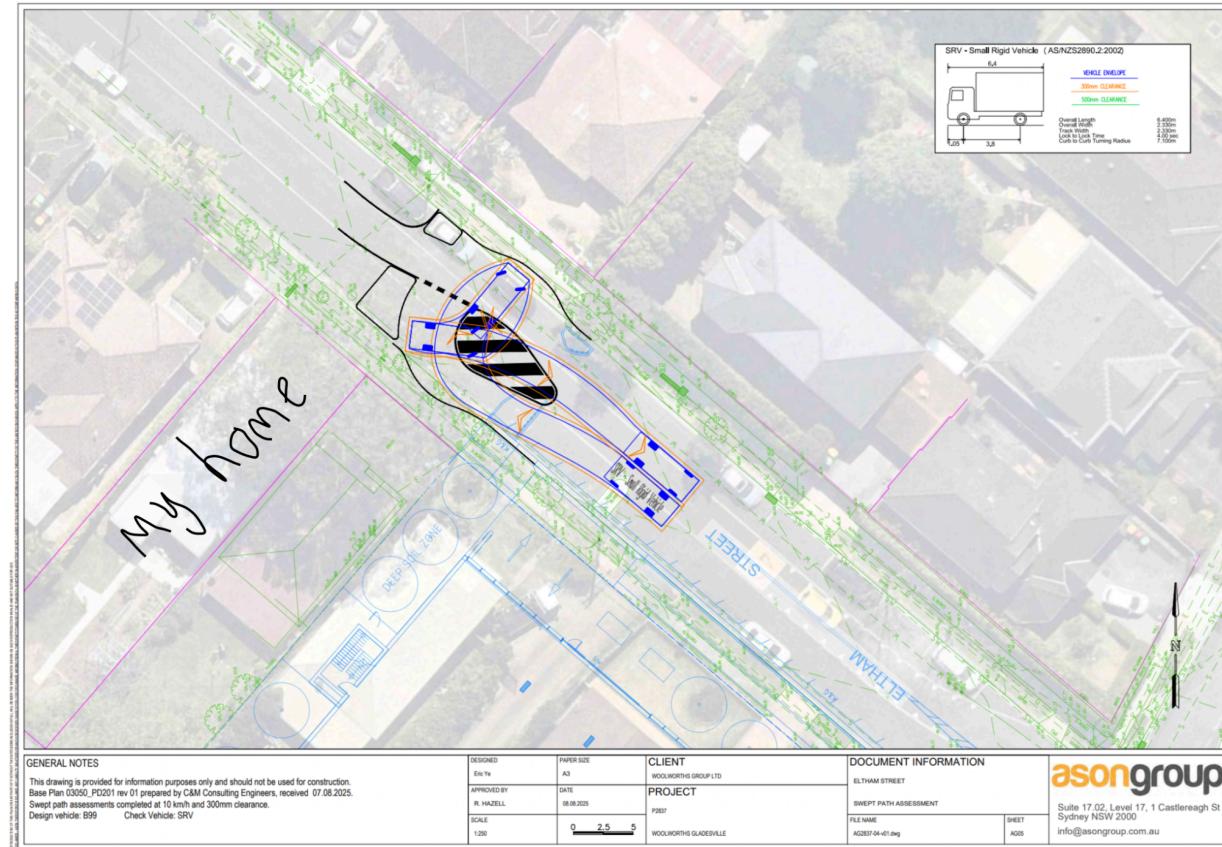
Resident parking in Eltham Street is already a significant issue and has been addressed several times by Council but with no positive solutions ensuing. Residents have continuing problems trying to find places to park in the street. As a severely disabled person I have support people visiting my home at least four times a week to provide services. They already have great difficulty finding appropriate places to park and especially trying to park close enough to enable me to easily access their vehicles for outings. The proposed new development will undoubtedly put more strain on the already strained parking situation in the street. Although the Woolworths retail store will provide parking for shoppers and residents of the attached department building, the proposed building will also attract additional traffic in the form of visitors who will undoubtedly park in Eltham Street and other surrounding residential streets. I believe this is grossly unfair to the residents and rate payers of Eltham and surrounding streets who should be able to expect to at least be able to park in their own street if not in front of their own house. I have also had occasion to call ambulance services for myself and it is critically important that an ambulance will be able to find somewhere to actually stop if not park in front of my house, for my safety and well-being.

## **7. Consultation around disability and ageing issues of residence.**

I am a severely disabled person, totally blind, with moderate to severe hearing loss, and with significant mobility issues. I note that there has been no attempt by the developers of the proposed project to consult either with individuals in the area who are disabled or suffer from issues related to ageing, although Woolworths representatives have met me and are aware of my level of disability. There has also been no attempt to consult or work with any peak bodies in the area of ageing and particularly disability. This area has a high number of aged residents and people with disabilities. I fall into both categories i.e. I am aged and disabled. I strongly object to the fact that there has been no appropriate consultation to address the issues which are relevant and important to both the aged group and the disabled group.

## **8. Unfair reduction of notice period**

The two week time allowance for submissions was especially difficult for me as a totally blind person, as within that time I needed to find appropriate support in order to be able to read, analyse and interpret the large volume of material. I note that a standard exhibition period is 4 weeks and this was reduced to 2 without adequate justification. These include fundamental changes to the street and frontage impacting my house, including plans for a roundabout and traffic changes directly in front of my home.



## 9. Privacy

I am concerned that the proposed high rise apartment building will substantially impact the privacy of my backyard, with residents of the apartment block having a full view into my backyard as well as my neighbours'. This is especially concerning to me as a blind person, for obvious reasons, and I currently enjoy spending quite a lot of time in my backyard, enjoying the sunshine and the fresh air. I believe it impinges on my right to privacy in my own home and property to be on view at all hours of the day by residents of a multi-storey apartment block.

## 10. Not a Viable Housing Solution

I am aware that people all over sydney are expressing the opinion that this kind of housing development in suburban areas are not the solution to the very real housing problem in NSW. In spite of this, the Labor Government is determined to plough on with high rise development at any cost to local communities and long term residents. Although I have been a longtime committed Labor voter, this fundamental lack of understanding and judgment will prevent me from voting Labor again. This entire process has left me extremely disillusioned.

## Remediation of Concerns

In summation, I would request that:

- This proposal not be accommodated under the HDA Scheme as a State Significant Development with rezoning rights
- The height of the development should be significantly reduced to be in line with the current local council zoning requirements
- No residential balconies should be permitted to face the backyards of Eltham Street residents
- The proposed traffic management plan be completely revised so that current traffic conditions in Eltham Street are maintained
- Diurnal and nocturnal environmental impact studies to assess the impact of this development on native fauna species currently inhabiting the subject and surrounding properties be made available to the public
- The developers and planning officials should show evidence of taking into account the needs of the aged and disabled people in this community