

Personal Submission to Application SSD 16\_7545 "Forensic Pathology and Coroners Court, Lidcombe"

I object to the application in its current form. Specifically I object to the plan to provide access (public or staff) to the planned site through the residential area known as Botanica Estate.

**Concerns:** I have grave concerns for the safety of residents in the vicinity of the planned development, preservation of the heritage status of the area the development is planned in, and inconvenience for all visitors to the planned new facilities if the plan for public access to the new site through Main Avenue goes ahead as currently planned. I am a resident of the Botanica Residential Estate which Main Avenue belongs to.

**Request:** I urge to revisit the current access plan and explore options that provide direct access through major roads around the planned site: Joseph Street and Weeroona Road. The new planned site should not be accessed through residential and heritage listed roads.

Additional Information for consideration:

#### **Traffic and Access**

- Public entry/exit via Main Avenue is inappropriate because it would compromise road safety and dramatically increase traffic movements throughout Botanica.
- Joseph Street or Weeroona Road should be the designated access to reduce the impact of this development on existing residences and roadways.
- Public entry/exit via Main Avenue would increase traffic on local, narrow residential streets in a suburb that has been designed for local traffic only.
- The Botanica Estate has been designed with a Central and a number of other significant Parks. It is a popular children's playground within easy walking distance of residents' homes. It is inappropriate and highly dangerous to direct traffic to a high profile government facility through a peaceful residential 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 the residential streets of Botanica as Main Avenue only provides an exit southbound onto Joseph Street.
- Also all visitors arriving from the South to try to get the new Forensic Pathology and Coroners Court will not find direct access from Joseph Street or Weeroona Road under the current access plan leading to likely high risk, illegal turning and forcing people onto unfamiliar residential roads.
- 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.

**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.
- There is also concern for the safety risk to residents of Botanica if Main Avenue is used for the delivery of chemicals for the mortuary and laboratories.

**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 demolition 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.