

As residents of this estate, we were aware that there were amenities surrounding us. The cemetery, testing facility, forensics lab, freight line. These are all things we took into account when we moved here.

A new morgue should not be placed near a residential area. Where there is an existing morgue, residents already know about it when they purchase their property. This is NOT the case here.

A coroner's court and morgue is not appropriate in this area. Key points are listed below:

There are residential houses right in front of the Morgue!

The morgue will have a negative impact on house prices in the immediate area around the morgue and to a lesser degree further away. Had a morgue been identified when we were purchasing this house, then we would have looked elsewhere.

The morgue will be directly opposite residential properties. Aesthetically unpleasant, even morbid.

As an entrance will be on Main Ave, the following is likely to occur:

- It would compromise road safety and increase traffic movement in a residential area designed for local traffic only.
- Traffic along main Ave will occur at any time, as the morgue will be staffed 24/7. This increases noise in the residential area, as well as traffic.
- The entrance on Main Ave will be used for visitors and emergency services and deliveries. This will mean that distressed families will be using this entrance, media will be camped outside waiting for a story. This will inevitably highlight Botanica Estate in the media. It will increase traffic, parking will become an issue.
- The increased traffic due to the entrance on Main Ave will cause a safety risk to residents. Children play outside, residents walk their dogs.
- If deliveries are to be made through Main Ave, then there is a risk of chemical contamination. Residents are just 50m away.
- Current turning lanes are not adequate for trucks. Joseph St is an 80km road.
- Distressed/disoriented visitors will put residents at risk because they are not familiar with the streets
- Main Ave only allows traffic to exit towards Bankstown (south). If visitors/trucks require to travel to Lidcombe, they need to go through the estate. The roads are very narrow and not suitable for trucks. An increase in vehicular activity puts residents at greater risk. Inversely, vehicles travelling from the south will need to travel through the estate to get to the entrance.
- 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.
- Vehicle traffic will increase around Central Park. This is the main park of the estate and a meeting place for young families and dog walkers. Additional traffic is not appropriate for this area.
- The estate's roads have been designed for local traffic only.

Media attention in the estate will be unwanted every time there is high profile case.

A coroners court will undoubtedly bring the criminal element into the estate. Crime in the area is likely to increase as this is a quiet neighbourhood.

Increase in traffic will increase noise and air pollution.

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.