

18/8/16

Attention: Director – Social and Other Infrastructure Assessments
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Re: Forensic Pathology and Coroner's Court ("Application")
SSD 16_7545

Please consider this letter as an objection to the proposed Forensic Pathology and Coroner's Court to be located at Main Avenue in the **"Botanica"** residential area at Lidcombe, NSW.

My concerns with this proposal focus primarily on the lack of consideration for the residential nature of the proposed site and for the impact it will have on the heritage significance of the estate and adverse effects on the surrounding residential neighborhood. Specifically, my concern lies in the proposal for the traffic to flow through the estate and I strongly object to the proposal's statement that this development will have limited effect on the surrounding neighbourhood and that there is minimal pedestrian activity. Further, the proposed development ignores the potential for alternate points of access and traffic flows that would solve this problem and minimize the impact on the surrounding residential estate. Had the local Botanica community been consulted, these issues would have come to light and a productive process could have occurred.

I have been a resident of Botanica for 4 years and prior to this I was heavily invested in the area and community as a student at The University of Sydney Cumberland Campus, that is located adjacent to the estate. My partner and I were proud when the opportunity became available to purchase our heritage listed home, because we valued the significance of the estate and the community focused neighbourhood. We particularly valued that the estate was regarded as a heritage precinct, especially the park, trees and 'exceptional heritage significance' of Main Ave. You can therefore appreciate my surprise for the complete disregard for the heritage value of Main Ave which is the proposed entry and exit point for the Coroners Court. Not only will the proposed alterations to Main Ave to create the exit impact on the heritage streetscape, but the proposed location for the car park will destroy the important Senior and Junior Medical officer residences. These cottages were noted in the original plan for Botanica to be of heritage significance, as was Palm Circuit, and therefore you can understand our reservations and desire to preserve what has been of historical significance to this important site.

Finally, of great concern is the traffic and safety impact the proposed parking and entry/exit points will have on our safe and secure community. When my partner and I purchased our home, it was with the secure nature of the state in mind and with regard for the heritage significance of the estate. You can therefore understand my concern when the proposal cited that there was minimal pedestrian activity. It disregarded the safety of families who use the park, cycling, walking and leisure facilities within the estate. In particular, this proposal and the proposed parking assessment (Appendix 1) will have significant impact on Botanica Drive into Main Street. Of greater concern was the failure to consider the sensible, logical, and far more appealing alternative, which is that all traffic to the coroner's Court could enter and exit via

Weeroona Rd without a Main Street entry/ exit. Importantly, traffic entering or exiting via the existing Weeroona Road exit to the proposed facility would have immediate facility to:

- Drive to or from the east to Lidcombe via Weeroona Road.
- Drive to and from the north via the lights at the intersection of Weeroona Road and Rookwood Road.
- Drive to and from the south via the same lights at the intersection of Weeroona Road and Rookwood Road.
- Drive to and from the West via the same lights by crossing Rookwood Road into Amy Street on the western side of Rookwood Road.

Similarly, a Weeroona Road entry/exit could be used for access to a car park within the proposed Coroner's Court, without the need for entry or exit from Main Street on the northern side of the proposed Coroner's Court.

Further, the current plan that directs the traffic through Botanica Drive does not consider the narrow width of Botanica Drive. This has already been cited as an issue with council and will be further exacerbated by increased traffic that would result from the current proposal. The proposal ignores the community, the childcare centre, the church and the university students who all use the estate on a daily basis. Any increase in traffic thought the estate would compromise the safety not only of residents, but all those accessing these facilities. As it stands, there is already considerable parking, visibility and speed issues within the estate. Any increase in flow through the estate will exacerbate this issue. I have attached photographs to attest to the failure to consider the landscape of the streets that this proposal would create an increased safety hazard to. It would be negligent to overlook the overflow effect on Main Street and adjacent roads from visitors to the Coroner's Court who are unable to find parking within the Coroner's Court facility or elect to not park in the car park.

Finally, perhaps as a healthcare worker of most concern is the failure to consider the safety of the community members who reside and access the specialized facility of Ferguson Lodge. These community members are perhaps the most vulnerable in our community and have a right to enjoy and utilize the facilities of this great neighborhood, in safety. Ferguson Lodge is a spinal cord facility whose wheelchair-bound residents use the current roads and footpaths. Nowhere in the proposal could I find consideration to the impact this proposal would have to these residents.

Therefore, I urge that the current application is reconsidered to:

- Ensure proper engagement with the residents of Botanica, Lidcombe and Regents Park residents to address their concerns
- Change the positioning of the *Proposed Facility* to be located on Weeroona Road at the former Mineral Resources Building site, which would retain convenient access in all directions North, South, East and West.
- Relocate the *Proposed Facility* set back from Main Avenue to respect the community wishes and protect the heritage value of the precinct

- Ensure all public access points both pedestrian, motor vehicle entry/exit and parking should be from Weeroona Road which would retain convenient access in all directions as described above
- Retain all heritage listed areas on Main Avenue including the current cottages.

I trust that you will consider the issues I have raised above in association with those raised by the many other residents of the Botanica precinct. I believe the issues we have highlighted represent a considered response and I trust that you will address them accordingly.

Yours Sincerely,
Resident
Bernadette Brady
86 Sussex Street