

SUBMISSION IN RELATION TO SSD5708, North Eveleigh Affordable Housing Project

QUEEN STREET MEDIAN

We strongly object to the installation of a median to prevent turning into Queen Street from the east on Wilson Street and any other proposal that would lead to an increase in cars using Forbes Street. The proposal to install a median forces more cars to either use Forbes to turn left directly onto King Street or use Forbes Street to get to Queen Street (via Forbes Place) to then turn right onto King Street.

The proposed median is of significant concern for the following reasons.

- There will be an *increase in traffic* on Forbes Street resulting in the:
 - Creation of an unsafe environment for the families and young children that currently live on the street and walk along it.
 - Destruction of the amenity and liveability of this quiet residential street and an increase in air and noise pollution.
- Forbes Street would be affected by CUMULATIVE IMPACTS of the median proposal. The impacts are only being assessed on a stage by stage basis, whereas the traffic measures put in place now will have an increasing impact as the development progresses.
- It will significantly inconvenience residents who need to access their properties in Queen Street and Bennett Street. Forcing vehicles to travel all the way down to Burren Street do a U-turn and come back is ludicrous and poorly considered. It creates unnecessary additional traffic movements and subsequent additional air pollution and safety hazards on local streets which otherwise wouldn't be warranted.

It is acknowledged that the reason for the median is to stop additional traffic from the development from using Queen Street, however it is a poorly thought out solution which is going to create other problems as noted above. This demonstrates that the use of this entry and exit point to the development site is inappropriate as has been pointed out numerous times. An entry and exit point that directs traffic along Golden Grove Road or another more highly trafficked road would be more appropriate.

CONSTRUCTION TRAFFIC SHOULD BE PROHIBITED ON FORBES STREET.

We do not support the use of Forbes Street by construction vehicles.

It creates safety hazards for residents and other users and makes the street noisy and dirty. Current construction traffic routes for the enabling works are not adhered to by construction workers. Trucks have idled in the street waiting to access the site; and trucks and other construction vehicles have on occasion been using Forbes Street to access King Street. Stronger enforcement is needed.

INCREASE IN BUILDING HEIGHT

We object to the increase in the building height from 6 storeys (as approved in the Concept Plan) to seven storeys.

We believe that this sets a precedent for development on the remainder of the site that if followed would lead to serious overdevelopment of the site and strain on services and amenity of the surrounding area.

CONSULTATION PROCESS INSINCERE

It is also concerning that there was no mention of the proposed building height increase at the Community information day, held only a month before the submission of the development application. The developer must have been well aware of this proposal at that point in time, given that the supporting documents to the EIS were prepared on the basis of the revised building height. **This shows little regard for the consultation process and the views of local residents and has instilled a lack of trust and faith in the process and the project.**