

SSD5708, North Eveleigh Affordable Housing Project

I object to the current proposed development plans to construct a part 6, part 7 storey residential flat building for affordable housing. The proposal comprises 88 residential units, basement car parking for 39 cars and 88 bicycles, a roof top garden and landscape works - and other assessments against this site:

08 0015, Concept Plan residential, commercial, cultural and open space (Part3A)

08 0015 MOD1, Modification to Concept Plan residential, commercial, cultural and open space (Part3AMod)

My objection is based on the following:

- There is only one driveway entry and exit for this development on Wilson Street opposite Queen Street which is insufficient, dangerous and will create a traffic bottle neck on Wilson Street, and result in impossible traffic movement in Queen Street
- Queen Street is very narrow and has parking either side of the street which enables only singular vehicles to travel up Queen Street from Wilson Street to King Street, and down Queen Street from Bennett Street onto Wilson Street
- The current driveway and pedestrian entry into the North Eveleigh site currently used for the weekend Eveleigh markets is dangerous for pedestrians crossing Wilson Street. There is currently only a speed hump, rather than a pedestrian crossing, and vehicles regularly increase speed their speed so that they don't have to slow or stop for pedestrians crossing Wilson Street nor cars or cyclists turning right from Wilson Street into Queen Street
- The residents and visitors of the Newtown/North Eveleigh neighbourhood are a diverse demographic which includes families with prams and young children, a large number of pedestrians and cyclists also students, shoppers and restaurant goers
- Motor vehicles turning into Queen Street from Wilson Street swing into Queen Street at high speeds with no regard to the traffic flow coming down Queen Street. Besides near vehicle and cyclist misses, they often having to reverse back onto Wilson Street
- Queen Street has a high volume of traffic day and night with students and visitors to Newtown along with local residential traffic, cyclists and pedestrians. The traffic study was inaccurate and was conducted on 25/10/12 when Sydney University traffic was minimal
- North Eveleigh was planned to be a communal precinct for the people – including markets, artists, creative space for writing and performance spaces
- The planned height of these buildings, and the increase in residents and motor vehicles with minimal parking and the narrow capacity of Queen Street and the traffic issues on Wilson Street is out of character with the heritage and current height characteristics of the area, and extremely unsafe and unviable.
- The construction time frame which will involve heavy vehicles and machinery along with trade related vehicles also needs to be taken into account as this will create a traffic nightmare along with increased potential danger for pedestrians, cyclists and motorists, and damage to parked vehicles
- As a minimum concession there must be a second entry and exit for this development further along Wilson Street, and a thorough and accurate traffic study completed on the Wilson & Queen Streets intersection with suitably amended plans for consideration before this development can proceed