

I do not support the current proposal.

The construction of a “CBA city” on the Australian Technology Park site will have significant negative impacts on the character of the local area and on the local community. The proposed focus of ATP has changed from a technological one to a generic business park. The claimed benefits for the local area are overstated; most of the services identified have been designed to meet the needs of the park tenants and will negatively impact on the residents of surrounding streets.

There are a number of concerns that have not been adequately considered or addressed in the proposal; including the potential impact on the liveability for current residents of the streets and roads that form the boundaries of ATP both during construction and arising from the operations of the proposed development.

The EIS is long and insufficient time has been granted that would allow me to make a detailed submission on the proposal, I have however outlined some of my concerns below.

### **Heritage**

The proposed development, particularly building two, detracts from the visual quality of the heritage areas – notably the locomotive workshops. If implemented the current proposal will result in the loss of a visual landmark for the local community and will detract from the sense of place.

From the plans viewed the only visual access to the locomotive workshops will be a limited view of two workshops from Henderson Road entry to ATP. The designs restrict visual access to these heritage buildings to the corporate tenants of ATP who seem to have been granted ‘exclusive’ visual rights. This raises issues of equity. This is not inclusive and is a loss of a significant landmark for the local community.

### **Construction activities and liveability for local residents**

From the information provided it appear that approval will be sought for construction activities Monday to Friday – 7am to 6pm; and Saturday – 7am to 5pm and will have significant impact on the local residents. It is unclear from the information provided as to whether or not “construction activities” include the movement of vehicles and equipment outside of these hours. If the movement of vehicles is not included in this definition the increase in traffic and related noise would presumably extend beyond these hours and would significantly impact on local residents – particularly those close to the proposed site entrances on Garden St and Henderson Road. The extension of the hours on Saturday is not supported.

If the proposal is approved it is suggested that consideration is given to ensuring that no activities are undertaken by ATP on Sundays during the construction period. This will ensure that local residents have one day a week of respite from noise and air pollution arising from construction activities.

### **Privacy**

There has been little consideration of privacy issues for residents during or following construction. The proximity of residential dwellings on Garden St to the building site and the potential impact of privacy for residents are not considered in the proposal. For example, the proposed building two will

result in my apartment being completely overlooked both during and after construction. Should the proposed design of building two be approved the builders and tenants of building two will have a direct line of sight into both the bedroom and the lounge room of my home.

### **Environmental and social impacts**

It is noted that the proposal for building two will require the development of one of the largest sites in Sydney. Given this it is likely that the social and environmental impact on the residences closest to this site will be significant. The current proposal does not adequately reflect this in the impact statements or mitigations plans.

Should the proposal be approved the design of building two should ensure that, given the proximity of the building to residential dwellings on Garden St, all utilities that will generate noise including car park entrances, loading docks and mechanical plants are positioned as far away from Garden St as possible to minimise the ongoing noise and traffic impacts on residents. As the ATP is a business park it seems appropriate that these functions are located at the far end of the building (i.e. closest to the centre of the ATP) so that vehicles can access them via the main road, Henderson Road, rather than Garden St.

The proposal notes that road traffic noise levels along Henderson Road and Garden Street exceed the base criteria set out by the NSW Road Noise Policy. It should be noted that traffic on Garden St has increased significantly over the last three years.

There are approximately 100 homes (apartments and terraces) along Garden St. Many of these have bedrooms, living spaces and balconies that directly face the street. Prior to approval of the proposal further work is required to clarify the impact on residents and to develop acceptable mitigation strategies.

According to the proposal the majority of Building 2 and Site Compound construction traffic will exit via Central Avenue onto Garden Street. This will increase the traffic on this street considerably, particularly in the evenings (after 6pm) when workers will be leaving the site. As many residents will be at home during the evenings the potential impact of increased traffic to existing noise levels should be more thoroughly investigated. It should be noted that currently there is often noise from heavily vehicles using Garden St to access Locomotive Avenue at night time (generally between 10pm and 4am). The impact of noise is cumulative and increased noise during the evenings and daytime will exacerbate the impacts of noise and air pollution on residents.

As the proposal identifies that there are residents that will be significantly impacted upon it is suggested that a separate, more detailed report, be prepared that details the potential impacts for these residents. Extensive consultation should be undertaken with residents to inform both an impact report and the development of mitigation strategies - so as to minimise the social and environmental impacts upon residents living adjacent to the ATP during construction and to ensure that the neighbourhood remains 'liveable' for residents following the development of the ATP. It is suggested that the plans for the apartments along Garden St are reviewed and that visits to residential dwellings are made, for example to undertake internal noise assessments, so as to provide a more complete understanding of the social and environmental impacts and as sit in the development of appropriate mitigation strategies.

The current proposal does not address issues of impact of reflectivity for local residents, particularly those living in apartments within close proximity to the site.

There is inadequate attention placed to the noise, air, traffic and vibration impacts for existing residents of Garden St. The potential adverse health impacts for residents from construction works, related to air and noise pollution including an increase in vehicle exhaust emissions, have not been fully explored or addressed

The noise and vibration assessment acknowledges that current noise levels on Garden St are in excess of the base criteria of the RNP. It is noted that noise measurement as not included measurement of the internal spaces of dwelling close to the ATP. I have serious concerns about the impact of additional noise pollution on the quality of life for residents and the lack of consideration of this issue in the proposal. The absence of detailed mitigation strategies for noise sensitive residential receivers is a significant oversight that needs to be addressed prior to the proposal being granted approval. Consideration could be given to including an acoustic assessment of internal spaces of residential apartments facing Garden St and other dwellings close to the proposed building sites.

In my block there are apartments with living areas and sleeping areas on the side of the building closest to Garden St. The increased noise and air pollution which will impact significantly on quality of life for affected residents has not been considered in the impact statements. The proximity of living and sleeping spaces to Garden St and to building two will require attentional consideration with regards to noise pollution, reflectivity and building lighting.

Public consultation, including local community consultation, on this proposal has been inadequate and this is reflected in the proposal. Further consultation should be conducted with a focus on local residents to identify and address impacts of the proposed development.