

5 September 2016

Mr Brent Devine
Senior Planner
Department of Planning & Environment
23-33 Bridge Street
Sydney NSW 2000

Dear Brent

Forensic Pathology and Coroner's Court, SSD 16_7545

Frasers Property (formerly Australand) has been developing the Botanica estate in Lidcombe for over a decade. We strongly object to the proposal to locate the Forensic Pathology and Coroner's Court on the government owned site adjoining Botanica, specifically in relation to the proposed access from Main Avenue.

The Botanica estate has been developed on the former Lidcombe Hospital Precinct, which is listed as a State significant item on the NSW Heritage Register. Frasers Property has worked closely with the Heritage Council, Auburn Council and leading heritage consultants, urban designers and landscape architects to develop the Botanica estate in a manner that provides a family friendly environment, while respecting and conserving the heritage values of the site.

Locating the proposed development on Main Avenue will have a significant detrimental impact on the local residents. The proposed development will increase traffic movements through Botanica and change the character of Main Avenue as a result of the building itself, driveway, public carpark and signage being visible from the street.

Main Ave and associated landscape elements are listed for their archaeological, historical and botanical significance. The loss of Main Avenue landscaping due to the public access driveway and the visual intrusion of the proposed signage will have a detrimental heritage impact.

These impacts can be avoided by relocating the public entrance to Weeroona Road. The sites Weeroona Road frontage is wide enough to accommodate separate access locations for the public and staff car parks. Alternatively, a single access could be provided and the separation of the public and staff car parks achieved within the site.

By relocating the public car park entrance to Weeroona Road, the State Government has the opportunity to achieve best practice in heritage conservation by having zero impact on Main Avenue.

We note that the impact of the proposed development on Main Avenue is understated in the traffic report. Figure 9 nominates an "existing egress" from the site on Main Ave. Although a driveway exists in this location, it has not been used since prior to 2000.

There also appears to be a discrepancy between the stated use of the carparks and the traffic modelling. Section 4.1.1 of the report states that "Access for all staff and other users including the Police, Couriers and Engineers would be from Weeroona Road". However, Figure 9 labels the carpark off Main Avenue as being for "Public and Police Parking." The use of the Main Avenue car park by Police will increase the traffic impact on the residents of Botanica.

We understand that a large number of objections have been submitted by the local community, reflecting the high level of concern with this development. The large variation between the number of objections received and the limited number of people that attended the two consultation/briefing sessions indicates that the proponent's consultation prior to lodgement was inadequate. A greater

level of community engagement and consultation should have been undertaken given the impact of the development.

We hope that you will take our concerns, and the concerns of the community on board and reconsider the proposed development, particularly in relation to relocating all access points to Weeroona Road.

Regards,



Simon Magri
Development Manager
Fraser's Property Australia