

**INQUIRY INTO IMPACT OF THE CBD AND SOUTH EAST
LIGHT RAIL PROJECT**

Name: Name suppressed

Date Received: 1 July 2018

Partially
Confidential

Owner/ Resident

The ongoing construction of the South East Light Rail Project has caused great personal discomfort and emotional distress to me as a rate paying resident of Parkham Street Surry Hills.

There is also the perceived potential financial costs for damages and repairs caused by this construction and a perceived negative impact on the value of my home yet to be endured.

Unknown and uncommunicated extended lengthy period for construction and nuisance levels yet to be encountered on top of the already high levels of discomfort and distress already endured.

Unfairly, at the same time as the Light Rail Project has been underway at the rear of my property, the Bourke Street Public School has undergone demolition, remodelling and extensions, causing further construction discomfort and inconvenience, electrical substation upgrade at the end of the street, council street 'improvements' causing footpath closures, roadworks, and now roof replacement on the Public School, as well as unacceptable permanent changes in vehicular traffic movements in Parkham Lane.

- The Light rail will travel directly behind my home through the Wimbo Park/ Olivia Gardens site. Of course travelling in both directions.
- To enable this activity, this site has been under construction since the initial onset of the Light Rail Project construction and to date is still an ongoing construction zone.
- Originally the laydown yard, storage area, equipment parking lot, refuse area, materials processing area was set down as an area in Ward Park. HOWEVER without the required consultation as per the agreement, this was changed and moved to the Olivia Gardens site. This has increased the construction period and use of this area which was due to have been completed last year (2017) to a period that is not expected to be finalised until the overall completion of the whole Light Rail project. When will that be? Residents have been forced to endure this far longer than ever anticipated or communicated.
- As a resident I have endured the never ending traffic and truck movement for demolition of the Olivia Gardens complex, the subsequent removal of building materials, the arrival of building rubble to fix the large excavation areas, with the arrival and dumping of huge quantities of concrete and rubble and continuous break down of construction waste. Endless periods of dumping and compaction.
- This caused endless noise and dust issues, both penetrating my home for endless hours, days, weeks and months and years. The noise and screeching from dumping of materials from metal tray trucks or loading of same. The continual beeping of reversing mobile plant. The constant endless hammering from rock breaking activities was endlessly irritating and caused me on numerous occasions to measure the noise levels at the rear of my home and at the perimeter of the construction site, all of which were above acceptable levels, and to even leave home to find sanctuary outside my home in a quiet place. The fine dust penetrates the building and leaves a gritty layer that makes any surface uncomfortable to touch or use. The fine layer builds up and every surface needed to be cleaned prior to any use. This is still an ongoing issue although somewhat reduced now. Even during hot summer months, I was unable to have a window or door open for economical and green friendly ventilation due to the dust penetration and noise. Therefore I was forced to use electrical devices for fresh air, at increased living costs, for which I will not be reimbursed. Even now dust covers the external sides of windows, and still penetrates the house.
- The dumping and compaction activities caused the house to shake and rattling was experienced on every level of the house. Windows rattling in their frames even at the front of the house the furthest point away from the construction, vibrations being felt underfoot of wooden floors built on brick stumps, items rattling in kitchen cupboards and on shelves.
- I believe that these activities have created cracks in my fireplace mantle, tiled walls, plaster walls, around skirtings of which were not present when the post construction report was undertaken, between brick work and wooden window frames, and have widened a crack in brick work, which was present at the time

of the post construction inspection. Wooden floors creak loudly attributable to movement in the subfloor areas.

- Since construction and the original demolition and filling of the Olivia Gardens site, I have had 2 internal doors made to measure and professionally installed, only to have them now inoperable due to building movement, that I believe is attributable to ground penetrating work that was carried out earlier this year. Again this penetrating work being undertaken caused vibrating that could be felt in the house, causing shaking and rattling.
- All of these issues have been reported at various times and in different methods to the State Rail community on line and via phone, as well as Altrac and Acconia . These have either had a cursory response or none at all, and in the case of Acconia, a routine inspection conducted by a non-professional assessor, followed by a communication, indicating that they were NOT responsible for these damages, although no professional assessment had been conducted. Even rudely suggesting that professional licenced building work in my home was sub -standard, or suggestions on products to use to repair damage!
- Numerous communications have been sent to Acciona over the construction period with very lengthy periods of time between responses.
- All permanent residents in my street (Parkham Street) have experienced some discomfort or damage, and due to the lack of response and/or acknowledging responsibility from the construction partners, the residents have since rallied together as a group in a hope that a combined effort may have a more satisfactory result. This also shows how the damages are not to just one home but the whole street.
- There is little to No trust held in responses that have been made to some property owners (not all) that damage will be reassessed at the end of construction. Nothing in writing to them. There is still no recognition of liability they have caused.
- The new vehicular traffic arrangements due to the Light Rail, are now using the previously non trafficable Parkham Lane as a permanent thoroughfare.
- When I purchased my home, the rear lane was a cul de sac. Rear lanes in city areas, have long been the benefit of having a residential terrace, which have little to no rear yard. Kids grew up playing cricket and sports, riding bikes and generally playing. The lanes were never intended for high end use. Our lane was used primarily only by residents to access the rear of their properties. There was a comfortable sense of privacy due to the restricted traffic and pedestrian use and ease of property access.
- Since the implementation of the new traffic thoroughfare which is in - the one way Parkham Street and out - the one way Parkham Lane, to and from Bourke Street, I now am forced to endure traffic at both the front and rear of my home. My personal safety has been compromised, when exiting the rear of my property due to the now forced increased traffic flow. The safety of children and animals living in these residences has also been compromised, and the security of these properties has been compromised. The use of the Olivia Gardens site and its necessary walls barricading of the site have reduced the security and visibility in Parkham Lane and myself and other residents have endured forced entry and burglaries at our properties. Again the use of Parkham Lane as the forced one way thoroughfare was never indicated in original communications at the onset of construction, was never made available in any 'artists impressions' which of course are misleading, as they never include all aspects of design, and was never communicated to residents allowing for feedback prior to instatement. ALL of this will have a recognisable monetary reduction in value of my home due to the loss of privacy and use of common restricted area. These small and narrow city lanes were never designed to be used as constant and permanent vehicular thoroughfares
- The installation of overhead electrical cabling, was never indicated in any 'artists impressions' and to novices, was something that was not a conscious awareness that was going to be on the horizon.

Organisations should be held accountable for their intended and expected responsibilities and liabilities.

Damages should be recognised and liability accepted and fairly compensated in a satisfactory and timely manner.

Residents and property owners should not be forced to endure this lengthy discomfort and restrictions, forced upon us.

We have been kept in the dark about design, and completion of the project which I believe was intentional. Completed construction designs should have been provided prior to commencement and any proposed changes should have been communicated and feedback submissions allowed prior to changes being undertaken.

As a resident of Parkham Street Surry Hills, I have endured this construction for far too long, have been affected, both emotionally, physically and monetarily. My safety and security has been compromised.

The construction of the Light Rail in the Olivia Gardens area, should be completed immediately, and this waste area should be moved to Moore Park, which has expansive vacant grounds and is NOT a residential area.

That would enable the Sydney City Council to start work on remediating the area and restoring the original Wimbo Park for the peace and enjoyment of the tax paying residents. This work is also expected to take approx. up to 1 year, so as a resident I will still have to endure construction work in the very close proximity to my residence, even after the light rail has moved on.

I believe that this residential area adjacent to Parkham Street has been severely impacted by the Light Rail construction as NO other area surrounded by residential housing along the rail path is being used for construction waste recycling and a goods laydown yard.

Please bring an immediate end to this construction and let this residential area regain its previous entitlement by the By-Laws ..

“for activities that behave in a manner that doesn’t offend residents and doesn’t interfere with their quiet enjoyment of the premises”

Regards