

Good morning, everyone. My name is Kenzie and I've been a resident of Henley Beach for almost 20 years. I live in York Street, just opposite the back end of the Baju/H2O development.

Today, I'd like to share with you what the local residents have endured throughout the construction phase of this development.

I'd like to start by saying I'm not anti-development.

Too often, anyone who speaks up against this development has been quickly and inaccurately branded just that.

I make no bones about it. I was against this development, due to its sheer size and bulk.

And its design did not complement the area at all, but rather juxtaposed itself within the beautiful, historic seaside village of Henley and its square.

So we fought against this development. We fought hard. And unfortunately we lost.

We all now tried to focus on the positive things that this development may bring.

And then the construction began.

Construction began in December 2009 with diaphragm drilling where explosions literally rocked houses to their foundations. Each explosion felt like an earthquake was passing under our homes. This process lasted several days.

Then, the pile driving began.

This is like a huge hammer dropping from a height to literally pound cement rods into the ground.

When these rods hit rock, vibrations ripple out resulting in homes literally shuddering under the force.

And in Henley, we're talking about homes that are over 100 years old, with often nothing more than bluestone foundations. These houses are not built for this. But then, neither should they have to be.

The pile driving process lasted in excess of 3 months during which time homes shook, floors shuddered, light fittings swayed and windows rattled.

Cracks and damage appeared as a result. It has taken us over a year to reach a financial settlement with Hickory to repair this damage. During this negotiation phase we were actually accused of trying to profit from this process and improve our homes! Needless to say, this was a lengthy and emotionally exhausting process.

I've just described the first few months of construction but there are many phases of the construction process.

Any development with underground car parking requires a HUGE amount of earth to be removed, and additional engineering construction to support the levels above. All of which means longer construction time and more trucks. And I mean a lot of trucks.

Convoys of earthmoving trucks literally lined the streets. These trucks sat and idled in front of residents' homes from 6.30am in the morning, grumbling loudly with smelly exhaust fumes waiting for their turn on the site.

When one truck took off, another quickly filled its space. Where there were no parks, trucks simply double parked or parked across laneways leaving residents unable to leave or access their homes.

When the earthmovers left, the cement trucks rolled in. One after the other, barreling down quiet residential side streets. Our local roads are not geared up for heavy vehicles, especially in this quantity.

Where trucks were too large to negotiate roundabouts, they simply drove straight over the top off them. Knocked-over road signs have become common sights in this area.

Damage also included fences being backed into and stobie poles knocked over leaving live wires exposed only metres from people's homes.

Then the huge diesel crane was erected. For over a year, residents have endured its incessant groaning from 7.00am, 6 mornings a week, for 8-9 hours a day.

There have been **months** of traffic delays and detours, road closures and restricted access to streets and properties.

There have been many early morning starts and late night finishes on site as well as work on Sundays, meaning residents often don't get a single day of respite from the constant noise, dust and disruption created from this development.

The impact of development on local residents should not be understated.

And for any other suburb that has development earmarked, they should be well prepared for what they will be expected to tolerate. I urge people like the St Clair and Cheltenham Park and Bowden residents to be on the front foot and learn from Henley Beach.

And for people not directly affected by the development, they should put themselves in the shoes of those who are.

Imagine if it was happening only metres from your home?

So, I'm here today sharing with you these impacts in the hopes that valuable lessons have been learned.

No doubt there has been a massive learning curve for the local residents and council, all of which **must** be considered for future planning and development approvals.

Currently, there appears to be a big gap in the laws and acts when it comes to high-rise developments within dense residential areas.

This is an area that needs to be **urgently** addressed and rectified by our State Government in close collaboration with councils.

Existing residents **must** be protected. And acts and laws need to be amended to ensure this.

And it must happen **now**. Before more suburbs are affected as Henley Beach has been.

We are here today as there is currently another development application before council for consideration – this one being 5 storeys high with 3 levels of underground car parking.

Yes, it is higher and deeper than the current complex.

This means that residents will be expected to suffer through this entire process once again. This is potentially 5 years of major disruption to our lives and the ability to enjoy our space within our homes.

This is both unfair and unacceptable.

And the full impacts of this development have not yet been fully realised.

We do not know the social implications on this area once this space is occupied with 150 new flats as well as the new shops and businesses that will bring in a massive influx of residents and visitors to the area.

There are existing problems with staggered closing times of the late night licensed venues which sees much anti-social behavior further affecting local residents. This will be exacerbated when more licensed premises are introduced and more people are encouraged to the areas.

Surely these problems must to be addressed before another development application is even considered.

We cannot rely on developers to have a conscience for the community, or to do what is best for an area.

We **need** the Council and local councillors to stand up and fight on behalf of the residents, and fight for and protect their suburbs.

Once these developments are up – they are up forever.

Today we are at a very important cross road. We have the opportunity and the wisdom of hindsight to say **NO** to such developments.

Today we have the opportunity to ensure that any development **must** enhance the area and complement the existing surroundings to ensure that this beautiful area of Henley Beach is protected forever for local residents and visitors alike.

Today we **must** ensure that that any future development approvals have adequate conditions placed on construction to minimise the pressures and impact on local residents during the long construction phase.

This is not a case of “not in my backyard” – yes it is indeed in the local residents’ backyard and I’ve shared with you today how our “backyards” have been affected.

But this area is also in every South Australian’s backyard. Henley Beach is a jewel in this state’s crown – and one that must be protected and treated as such.

At the moment Henley Beach is in the spotlight. But make no mistake, it’s Henley Beach now, but all coastal suburbs especially the likes of Grange, West Beach and Semaphore are all at risk.

There are a lot of areas earmarked for development within Henley Beach, so it is vital we get it right.

Today, let us speak up to save Henley Beach from further high-rise, and **irresponsible** and **unsustainable** development.

They have started to pave paradise but today let **us** speak up and say no more ... and ensure the rest of this paradise isn’t lost forever.

Thank you for listening and for speaking up.