

Unit4 14-18 Neringah Ave
Wahroonga 2076
4th March 2023.

Director,
State Significant Acceleration,
NSW Department of Planning & Environment,
Parramatta.

Ref. Neringah Seniors & Hospital Development (SSD45121248)

Dear Sir/Madam,

We have resided at the above address for three years and have observed the traffic and safety issues in this immediate area.

Myself and other owners at the above address agree with the proposed plans for the hospital, however, we have grave concerns about road traffic and pedestrian safety.

The McLaren report 22041301FB does not consider the traffic implications in the future.

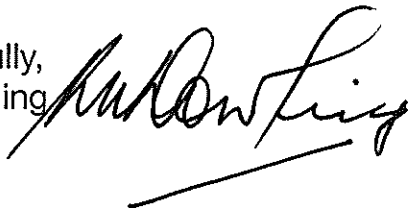
Major concerns are listed below, photographs included.

No. 1 McLaren report is incorrect. It states that Neringah Ave is 10meters wide which only applies to the section from Pacific Hwy. to the Hospital staff car park. The street then narrows to 7 meters wide for approximately 70 meters to Warwilla Ave. which does not allow traffic to pass. Doing away with the five car spaces in front of 14-18 Neringah Ave will improve traffic flow.

No. 2 For public safety suggest a pedestrian crossing at Betty Archdale Park to Hospital and a traffic calming device between that and the Pacific Hwy. as cars do not adhere to the 50mph speed limit coming down from Pacific Hwy.

No. 3 The majority of traffic to the Hospital comes via Warwilla Ave. (see enclosed photo showing council traffic directions) Warwilla Ave is already BLOCKED by traffic during the hours 7.45am & 8.45am & 2.45pm & 3.45pm due to Pre & Primary school hours.

Yours Faithfully,
Morton Dowling






PHOTO 1. SHOWING HOW
THE STREET NARROWS
to 7 meters

LOOKING NORTH
IN FRONT OF OUR
BUILDING
14-18 NERINGA AVE SOUTH

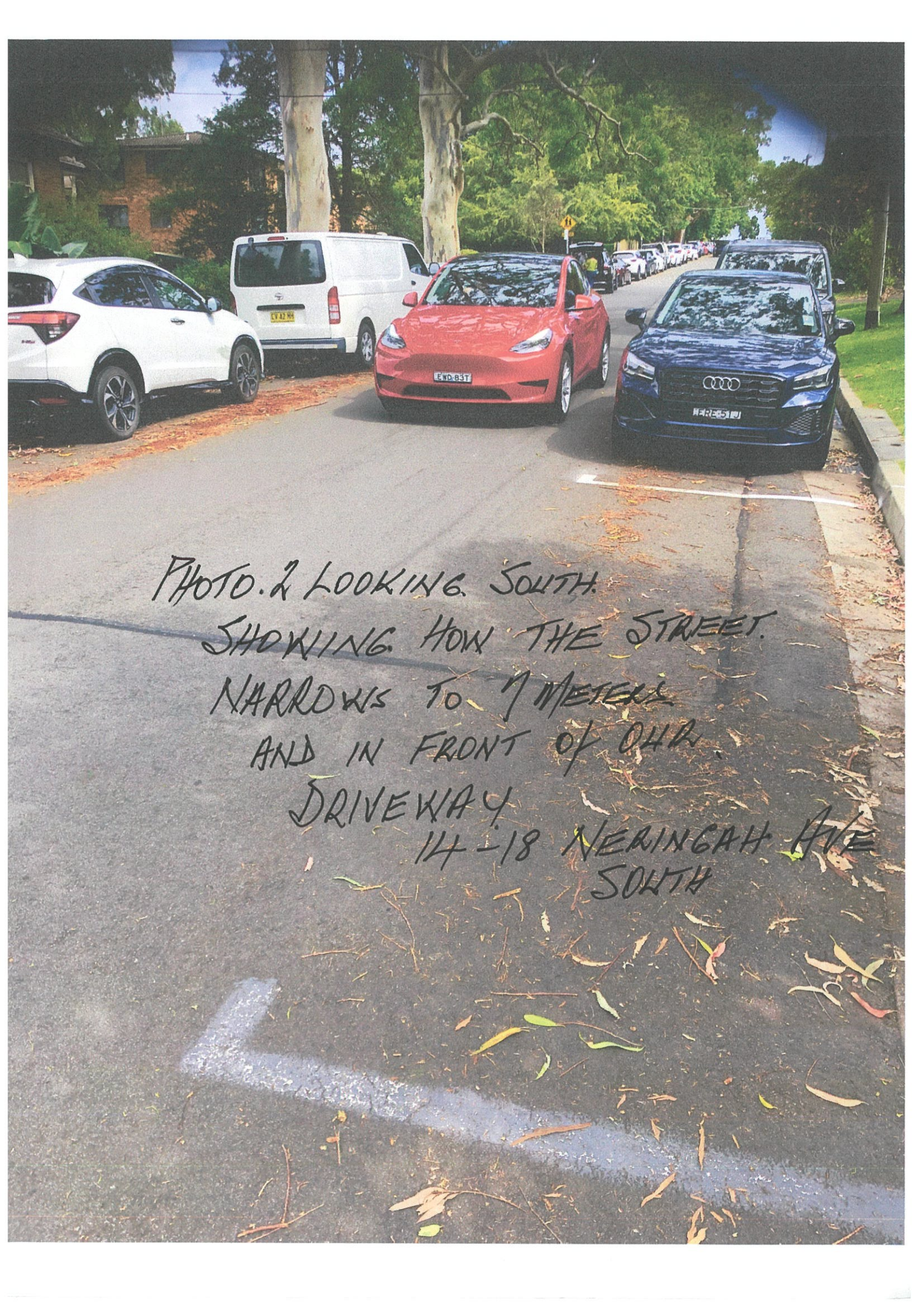


PHOTO. 2 LOOKING SOUTH.

SHOWING HOW THE STREET

NARROWS TO 7 METERS

AND IN FRONT OF OUR

DRIVEWAY

14-18 NERINGAH AVE
SOUTH

PHOTO. 3.

TAKEN FROM PACIFIC HIGHWAY
—
SHOWING DECLINE

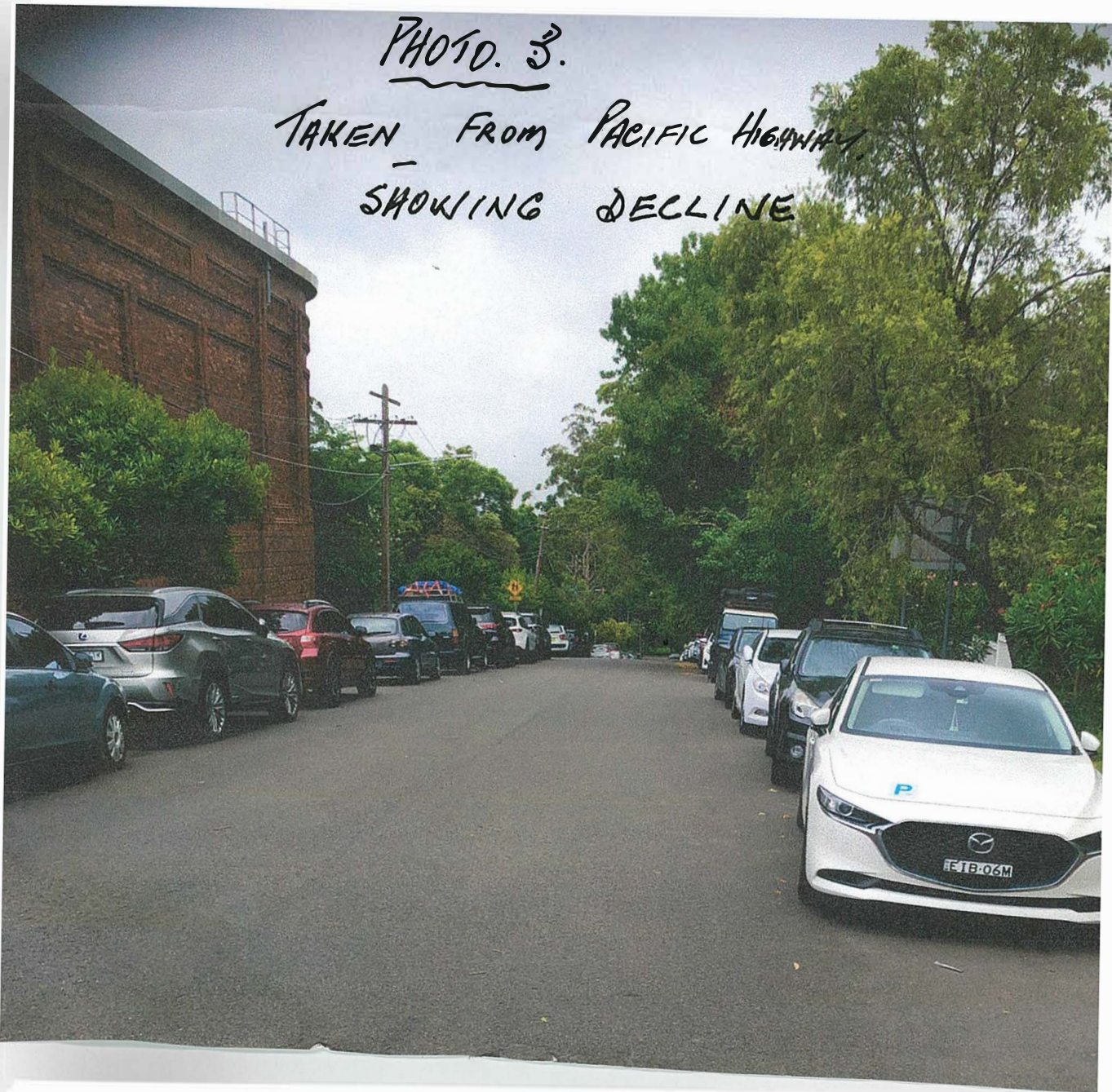


PHOTO A
IN FRONT
OF
HOSPITAL

ZEBRA CROSSING.
IS A MUST
& TRAFFIC CALMER.

10 METERS WIDE
AS PER REPORT BY
MC LAREN.

PHOTO #5. TRAFFIC FROM
NORTH IS
DIRECTED VIA
COONANBARRA.

COONANBARRA RD

WARULLA
THEN
NERINGAH

NERINGAH HOSPITAL

WAHROONGA
VILLAGE SHOPS

WAHROONGA
POST OFFICE

PACIFIC
HIGHWAY

MCLAREN REPORT IS INCORRECT.

STATING 60% OF TRAFFIC TO
HOSPITAL IS FROM
PACIFIC HIGHWAY

CORRECT STATEMENT

THE MAJORITY OF TRAFFIC ~~FROM~~ COMES
VIA COONANBARRA, REDLEAF, RAILWAY
PARADE TO WARULLA
AND INTO NERINGAH AVE

WARWILLA AVE
NERINGAH AVE
NERINGAH HOSPITAL

PHOTO 6
FROM WARWILLA
AVE.

ALL TRAFFIC FROM SOUTH
EAST, WEST & SOME FROM
NORTH.

MUST COME VIA COONAH BARRA
RELIEF RAILWAY PARADE
VIA WARWILLA TO
HOSPITAL.