

**Terry Daly
22/255 Avoca St
Randwick 2031**

9 March 2011

Megan Fu
Department of Planning
23-33 Bridge St
Sydney 2000

Dear Ms Fu

**Re: Environmental Assessment for Prince of Wales Mental Health Intensive
Care Unit Randwick MP10_0131**

We wish to lodge an objection to the above development ("The Development") on the following grounds:

- The Development proposes the removal of more than 50% of the existing 25 mature trees on the site; and
- The Environmental Impact Assessment ("EIA") makes no mention of the removal of these trees, and accordingly is fundamentally flawed.

These points are discussed in further detail below.

I am Chairman of the Executive Corporation of the townhouse complex at 255 Avoca St, and 6-10 Dine St Randwick. As such please consider this submission as representative of the views of a majority of the residents within.

Removal of trees

In the context of the Prince of Wales hospital the mature trees are of significant benefit in balancing the bulk and scale of the Prince of Wales hospital, and in particular the multi story car park adjoining The Development, and the main hospital complex. They also are of high value to the community, and make a considerable positive aesthetic to the local streetscape.

It is simply unjustifiable to remove the majority of the tree cover. This is particularly true when considering the amount of space available to the development, and that a different orientation would save many of these trees. The footprint is smaller than the previous building that co-existed with these trees. In addition, the demolition of the previous multi story building was undertaken while protecting these trees.

In particular the proposed removal of trees numbered 20 and 21 which are both in excess of 25m, and the trees numbered 3,6, and 7 which have been classified by the Aboricultural Impact Assessment as having the highest level of both scale

and retention vale. Despite this assessment, each of these trees is marked for removal.

The recommendations made in the Aboricultural Impact Assessment for replacement plantings are completely unsatisfactory, given the replacements will take decades to reach the bulk and scale of the removed trees.

Flawed EIA

The EIA contains a number of fundamental flaws, and should be rejected as unsatisfactory. These flaws include:

- The Visual Impact Assessment concludes that the Development has “an appropriate visual impact”. Clearly this conclusion is flawed when the substantial impact of the removal of the trees has not even been addressed in the Visual Impact Assessment or indeed the entire EIA.
- The “Noise” section of the Visual Impact Assessment makes no mention of the heliport immediately behind The Development. The heliport operates at all hours of the day, with considerable disruption when utilised in the middle of the night. The removal of the existing dense tree cover between the heliport and the homes on Avoca St will no doubt increase the level of noise and the disruption. The removal of the previous multi-story building has already increased the noise level. Again the EIA is flawed in not considering these aspects.

Conclusion

We ask that the Department of Planning:

- Give greater consideration to the impact on the community of the removal of such a large number of mature trees;
- Reject the Development in its current form;
- Require the complete re-write of the EIA to address the numerous omissions and flaws in the EIA; and
- Require the applicant to change the orientation and position of Development to retain a greater number of the large scale trees.

Yours Faithfully

Terry Daly
Chairmain
Owners Corporation
Strata Plan 45299