

Director,  
State Significant Acceleration,  
NSW Planning,  
Department of Planning and Environment,  
Locked Bag 5022,  
Parramatta NSW 2124

March 2023

Dear Sirs,

Neringah Seniors Housing & Hospital  
Application No SSD-45121248

We are one of the residents in the block of units immediately below the proposed development, (14 – 18), having purchased Unit 20 in November 2021

Whilst the application is supported, there are substantial concerns about traffic management particularly during the construction phase.

Whilst Neringah Ave South is accessible from both ends, from the Southern or the Pacific Highway access is only available for traffic travelling South on the Highway. For traffic heading north, as there is no right turn allowed into Neringah Ave or Coonanbarra Rd., they must turn right at Redleaf Ave and then go through Railway Ave, turn right at Coonanbarra Rd., thence onto Warwilla Ave and then into the Northern end of Neringah Ave South. Traffic from the other side of the Railway line comes across the railway bridge and into Railway Ave., again through Coonanbarra Rd. and Warwilla Ave. to the narrow northern end of Neringah Ave. South.

From the northern side of the Pacific highway access is similar coming across the highway at the Ada Ave , Coonanbarra Rd., intersection again into Warwilla Ave and into the northern end of Neringah Ave., South.

There is also the school traffic which uses both Warwilla Ave and those coming from the west come into the southern end of Neringah Ave, using the street as a throughfare into the school zone

The North End of Neringah Ave South, is only 7 metres wide so that when there are vehicles parked on each side of the street there is only room for one way traffic and vehicles must allow oncoming traffic through before entering the street or divert into a driveway to allow passage. The southern or highway end of the Neringah Ave South is 10 metres wide and does allow two-way traffic the road narrowing just below or to the north of the current Hospice.

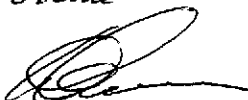
There is already a problem with that scenario and it becomes dangerous exiting from both No 14 and other driveways in that narrow northern section

Further during construction, traffic which unless they come from the northern Pacific Hwy or Pennant hills Rd and can enter the wider southern end of Neringah Ave., will of necessity have to use the northern narrow end of Neringah Ave.

As stated, the situation is bad enough and dangerous enough now, Construction traffic will only make it worse

Perhaps consideration could be given to removing the parking in the narrow section?

Yours Faithfully

*Paul Sutherland*  


KATE SUTHERLAND  
*K Sutherland*