

20th May 2025

NSW Government Major Projects
Department of Planning, Housing & Infrastructure
Locked Bag 5022
Parramatta NSW 2124

***Submission concerning SSD-69377980 Maronite Sisters of the Holy Family,
Marrickville Seniors Housing***

To whom it may concern,

It's disappointing but not unexpected that I find myself writing another submission regarding the Maronite Sisters of the Holy Family site. I live in Marrickville Ave and have two small children who have never known a time in our once quiet little street when there was not some form of construction work taking place. It's not enough that we are constantly dealing with noise issues from the construction of the Sydenham to Bankstown Metro, the Livingstone Rd Bridge repairs, or the work that has already commenced on the St Maroun's school site (DA/2022/0318). We are now being asked to endure more noise, more vehicles, more tradies, more litter, more stormwater, less shade, even less street parking and generally more hassle so that this overdeveloped site can overdevelop more. When will it end? There is certainly no end in sight for our once peaceful street.

The issues at hand with the current proposal for the demolition and construction of the four-storey Maronite Sisters nursing home are as follows:

1. Street Access

Marrickville Ave is a narrow, tree-lined street. Changes to Marrickville Ave when the cycle path was installed a few years ago have made it dangerous to enter and exit. We currently have large garbage removal trucks that must reverse up the street to service the nursing home because there is no where for them to turn around. With construction of this scale, brings an increase in large trucks for debris removal and skip bins, and further trade vehicles. These trucks will cause further disruption to residents (noisy

reverse beeping sounds and loud engines), have the potential to damage property due to reversing or attempting to turn dangerously, and are a general safety concern.

Our street is already the access point for construction on the St Maroun's school, which is situated behind the Maronite nursing home. This was not part of the original plans but when another street objected to the proposal for their street to be the access point, our street was nominated instead- without any residents being informed. In addition to work vehicles, we will have St Maroun's school children dropped off in our street once the school renovations have been completed. Despite assurances from the school and nursing home in the past that the gates between the school and nursing home would never be open, there is school parking being built which is only accessible from Marrickville Ave.

2. Traffic

Marrickville Ave is a traffic nightmare. With the current Livingstone Rd Bridge works, Metro construction, St Maroun's school renovations, St Nicholas' churchgoers, high school students from Casimir College and general rail upkeep, parking is next to impossible, traffic is chaotic, and vision is even worse. Simply turning out of the street is treacherous. These extra vehicles are already clogging up our street and traffic has increased. Adding extra vehicles for trades and large vehicles during construction will create further traffic concerns and danger for other road users and pedestrians.

Once built, the nursing home will continue to be accessed via Marrickville Ave and many school children and staff will access the school via our street. With more beds comes more parking requirements and therefore more cars, again causing traffic, safety and parking concerns.

3. Site Size

The proposed number of car spaces for both the nursing home and the school is inadequate for the size, meaning cars will overflow into Marrickville Ave. The site is simply too small to accommodate the planned size of the nursing home and the school. Either the school or the nursing home should take a more reasonable approach to the situation and relocate to make room for the other. This would benefit the school community, nursing home residents and broader community. The site is surrounded by a heritage wall and should not be approved to contain a growing primary and high school, childcare, church and large 4-storey nursing home facility.

4. Safety

I purchased a house in our quiet dead-end street knowing I wanted to start a family. With two small children now, I have very real concerns about their safety in and around the house. It's not enough to have rail vehicles all day and night in our street moving, blocking, double parked, jostling for positions. Adding large trucks and trade vehicles during construction, and increased traffic from staff, visitors and school parents following construction will cause extra safety concerns for children. We will have more strangers in our small street too, posing further concerns for the safety and mine and other children.

In addition to the safety of children, there are many elderly people who attend St Nicholas Church on Livingstone Road and park in Marrickville Ave. This is not isolated to Sundays. There are also nursing home visitors who arrive on foot, and nursing home residents who go for walks down our street with relatives or staff. All these people are more vulnerable to traffic accidents and road hazards and adding extra vehicles will only exacerbate this risk.

Fire safety is also of concern for the site. How will a 100-bed nursing home evacuate safely in the event of a fire in a landlocked site?

5. Stormwater

Marrickville Ave has ongoing issues with flooding during rain events. Demolition and removal of trees from the site will cause excess run-off of water into our street. Soil, debris and litter from the site will further block drains, adding to flooding that is already extensive during heavy rain.

I trust that NSW Major Projects will give due consideration to this submission and that of others in Marrickville Ave. We are a small street, and our residents continue to be let down by the broken promises of the Maronite Sisters of the Holy Family, and decisions by Inner West Council and the Regional Planning Panel with regard to the overdevelopment and upkeep of this site.

Kind regards,

Elizabeth McNamara
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