

14 St Vincents Road

Greenwich

NSW 2065

5th March 2019

The Assessing Officer

Department of Planning & Environment

NSW Government

Dear Sir/Madam,

Staged Redevelopment of Greenwich Hospital (Concept Approval)

We live on the eastern side of St Vincents Road, c. 30 metres north of the access off St Vincents Road into the hospital site.

We write to express concerns surrounding various components of the proposed redevelopment.

Environmental impact

The impact assessment states that a significant volume of mature trees will have to be removed from the site. This is particularly the case on the western side of St Vincents Road where many of the existing trees are targeted for removal to enable construction of the proposed independent living units. The removal of these trees will significantly impact screening and have an adverse affect on the local environment.

The loss of the mature trees and bush comes at a time when most Sydney Councils recognise the importance of this scarce resource and are proactively looking to preserve canopy cover, landscape amenity and biodiversity within the city.

Traffic concerns

The St Vincents Road/River Road junction is already overloaded:

- Vehicles turning right out of St Vincents onto River Road heading east have very limited vision of eastern-bound traffic on River Road
- Vehicles westbound on River Road turning north onto St Vincents Road (North) create a bottleneck on the junction
- Vehicles east bound on River Road turning south into St Vincents Road are at risk of being shunted from the rear, again due to the poor sight lines for east bound River Road traffic.

Minor accidents are already common, major incidents not uncommon and 15 years ago my neighbour in No.10 St Vincents Road was killed whilst crossing it.

Consideration also needs to be given to the large number of Greenwich school children who use St Vincents Rd as the route to and from school and the danger than an increase in traffic will pose to them.

The proposed development will significantly increase the volume of traffic along St Vincents and on the junction. It is our belief that the current Traffic and Parking Impact Assessment does not adequately address these concerns.

James and Mary Douglas