

15th December, 2012



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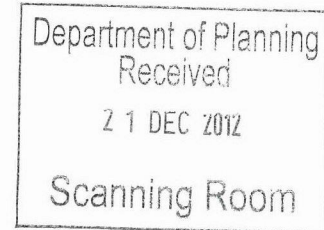
Majory Projects Assessment

Email: plan_comment@planning.nsw.gov.au

Dept of Planning & Infrastructure

GPO Box 39
Sydney NSW 2001

Dear Sir/Madam



My concerns regarding the proposed part Demolition & alteration and additions of Hurstville Private Hospital Application NO. MP11_0042 are as follows:

1.0 Traffic

- 1.1 I have read the results from the survey by Colton Budd Hunt & Cafes Pty Ltd Table 2.1L Existing two- way (sum of both directions) Peak hour traffic flow. I confirmed with their office that generally "Peak Hour" meant 7-9am and 4.30-6.30pm. With this in mind, I believe the survey is not to be useful at all to anyone in determining projected traffic flows.
- 1.2 I believe this survey should have been between 7-9am and 2.30-6.30pm. My reasoning is that most business start at between 8-9am and close between 4-6pm, however as Hurstville Private is in the centre of residential area, with local schools, child care centres and sporting venues, the peak hour time should be adjusted in the afternoon to 2.30-6.30pm to pick up the traffic doing picking up from schools and child care centres and visiting sporting venues visiting the hospital.
- 1.3 The survey indicates that it has taken into consideration the proposed approved 16 storey towers x 3 at 458 Forest Rd. The report does not indicate how much traffic would be created by 458 Forest Rd, nor does it advise what street the entry and exit for the residents, visitors, commercial vehicles, and cars/bikes will be. As this has not been stated I believe this report is biased and is lacking the necessary information to make an informed judgement of how the traffic will be.
- 1.4 As there are 5 local primary and high schools within the 2.5 km range of the Hospital of which over 5,000 students attend. A number of these students would pass the hospital via Glouster Rd and or Millet Street to get to and from School. The major increase of traffic, both commercial and domestic coming from/to Forest Road through Pear St, crossing Bassett, Millett and Glouster Sts both ways would increase the risk of an accident between a local pedestrian and a vehicle.

1.5 Goodstart Early Learning Childcare Centre has 10-12 staff and an average of 100 families that use this centre. It is open from 7.30 & has a steady stream of drop offs till about 9.30 . There is a steady stream of pick ups from about 3pm to 5.30pm, thus if the Hospital increases by another 42 beds, this would make parking in the street more difficult for those drop off and pick ups. If it becomes too cumbersome to drop off and pick up then the centre is at risk of losing business and it's fine reputation.

1.6 When turning right from Millett St into Pearl Street it is very dangerous. If a larger car like a 4WD or bigger is parked at the top of the street, it restricts your view of what traffic is coming. It is sometimes very risky when you have no option but to edge your way further into Pearl st to view what is coming up from Forest Rd. Once you are able to see what is coming you then have to judge if the car or truck coming towards you with their left hand blinker on is really going to turn into Millett Street, or they have just forgotten to turn their blinker off when they veered left from Forest Rd into Pearl St. This is what we have to contend with now. Once the Expansion happens and vehicle access is to be from Millett ST, then the high risk of an accident at present will increase dramatically. Please note that quite a few school children walk to and from school and cross over Millett St on Pearl St. It is even more difficult for them.

1.7 Conclusion

Until an unbiased report is raised showing a realistic forecast of the traffic surrounding the hospital, I will have to object to the expansion of the hospital. There are too many local residents and their young families as well as employees of local business that will be at risk every day. Where I work we strongly promote safety and remind everyone that they the main objective for everyone is to arrive home safely each day. NSW Planning needs to be just as responsible and realistic as they will at the end of the day have a major say and hold the safety of those people travelling on roads and footpaths in and around the Hurstville Private Hospital every day.

2.0 Parking

2.1 At present it is very difficult to find parking in Millett Street between Pearl St & Ruby St at any time from 8am to 5.30pm because of the three businesses that occupy the

street within that block. Hurstville Private Hospital, Good Start Early Learning Centre, Regis Aged Care Facility.

- 2.2 At Goodstart, some carers choose to drop their child off at the centre, park their car in Millett Street and walk to the station to commute to work. This is helping the environment and supports our public transport system. However, this action reduces the number of street parking spots in Millett Street for hospital visitors, staffers, child care staffers and child care visitors.
- 2.3 At 458 Forest Rd, there is approval for 3 residential towers 16 storey high, that at some stage will be built and occupied. The entrance on foot to the units will be on Forest Rd, however my concern is that parking on Millett Street will be practically impossible. The average family will have two cars and I'm assuming, only one spot is allocated for each unit, so therefore there will be a scramble for the visitors car parking spot, thus leaving Pearl, Bassett, Millett and Gloucester Streets buckling under parking pressure. Forest Rd will still have "Clearway" restrictions as it is a major thoroughfare through Hurstville, thus residents and commuters would choose side streets to park regularly.
- 2.4 At 34 Millett Street a block of land was sold for \$1.7 million this year to a developer who will build a 3 storey block of units on the land, thus more street parking gobbled up by residents and visitors as well as increase in local traffic.
- 2.5 Although the hospital has advised they will promote and encourage staff to use public transport, walking, or bicycles to and from work to reduce the amount of traffic and free up car parking, I cannot find in their plans anywhere where they will provide showers for staff. I don't see anyone walking or bicycling to work without the shower facilities. Not only would it be unhygienic, it would be very uncomfortable for the individual, especially in summer. If the proposed increase in staff is to 300 full time, then they will need to seriously encourage other means to get to work instead of a car is to have adequate "staff only" showers.
- 2.6 Conclusion.

So, if at present with just the residents of Millett Street, the business of the Child Care at 18 Millett st and Hurstville Private Hospital all experiencing a hard time finding a parking space in Millett St during the week days, I cannot see how if the Hospital could possibly be considered to increase expect admissions by 7,000 p/y and only provide an extra 21 spots. It is pot luck when it comes to parking. At stages my relatives have parked on the next block when visiting. The proposed works at 458 Forest Rd and 34 Millett Street will have a huge impact of the immediate area of the hospital and it's surrounds with regard to traffic and parking. This a Residential area first!

3 Invasion of privacy residents if the proposed car park extension over 12 Millett is approved

- 3.1 The Transport & Accessibility Impact Assessment for the proposed extension advises that if approved for extra 42 beds a further 21 car parking spaces will be required. The proposed plan is for an extra 24 spaces spread within the main building and an extension of the current staff car park that backs onto the Main building (car park behind the main hospital). This extension appears to be built over the high end of the current staff car park that has entry and exit from 12 Millett Street.
- 3.2 I am unable to find any clear documentation as to how this car park will be built, nor the impact on the surrounding residential area, nor how high it will be, nor if it will have a roof. I am able to find colourful pictures of how the main building will look with proposed landscape, however no projected pictures of how this extension to the car park behind the hospital will look. How can I agree to something that is unclear?
- 3.3 I strongly object to the proposed car park extension at the back of main buildings as it appears to be inadequately planned and poorly explained; therefore I am only able to call it as I see it. As a non professional I cannot make head or tail of it. I tried contacting someone from the NSW Planning & Infrastructure to see if they could help me find any documentation or clearer drawings or pictures and they could not find any either.
- 3.4 I strongly object to any extension to the car park at the back of the main building as it appears to encroach on airspace over 12 Millett Street. The local residents in the villas at no. 10 & 16 will have their privacy invaded by persons entering or hanging around the area of this car park.
- 3.5 We objected to council about our privacy when the car park was originally planned at number 12 Millett Street, and was assured that the incline and fencing would give us adequate privacy and the fauna planted would reduce the noise. To put further parking above the top end of the incline would not only allow unlimited views onto all our verandas, but also complete views into every window (bedrooms as well as lounge rooms) facing the car park. If a suggestion of a higher fence would solve this problem is naive as it would be displeasing to the eye, and give the impression of

being imprisoned, as well as reduce the current sunlight enjoyed by the properties on either side of 12 Millett Street.

- 3.6 The noise level of cars entering, leaving, engine starting, car doors closing, car boots closing, car alarms, conversations in car park, people loitering around the proposed extension to car park would increase and definitely annoy and aggravate all families living in the villas at No. 10 & 16. Staff are using the existing car park from 5am in the morning; however since the 8th December, they have made some changes to the carpark where it is not being used to its capacity as it was prior. If you approve the proposed extension to allow a turning circle and more car parking spots in the airspace at 12 Millett St, it would be unbearable for the residents. The noise level would increase dramatically with the proposed traffic in and out with the increased extra staff using this proposed extension of the car park.
- 3.7 The current car park at no 12 is for staff only, however the neighbouring properties endure not only car traffic, but people traffic taking short cuts by staff and visitors to the main building through the car park. With the increase in beds would increase staff and visitors to the hospital, therefore increase the flow onto the traffic both mechanical and foot currently experienced at the car park 12 Millett St. A better way needs to be found to accommodate the extra staff, as to presume the residents would not be bothered with increased traffic and less privacy show a lack of experience and professionalism on behalf of the hospital and its advisors.

3.8 Conclusion

Any extra parking should be directed to the main building and not encroach over or on 12 Millett street. Not only has 12 Millett ST has been zoned residential, therefore I believe, it should not have a car park built over it, it has two neighbouring residential properties on either side with residents that live there with their families 24/7. The poor level of available design, reporting, planning and promoting of the proposed works; noise; traffic; and privacy issues explained above are very serious to the residents nearby and I hope you take our issues seriously and reject the turning circle with extra parking behind the main building and encroaching over 12 Millett st. There are children from preschool age to high school that we would like them to grow up in an environment where they feel safe and comfortable without strangers eyes upon our daily lives.

I am concerned that since the 8th of December, there has been some construction activity on the Hurstville Private Hospital site.

Two work sheds being delivered and made operational.

Excavation work, drilling works in the basement level of the hospital

Construciton workers on site 6 days per week.

I thought in a democratic society we as residents had a say before the approval process was made, however if the Hospital has started their "strengthening of the columns " process now, then one could assume that they have been advised their application has been approved. If your letter ref: MP11_0042 was just a process and to tick a box in your process and we as residents do not have any input or any chance of stopping this application, then please tell me, so I do not waste my time and stress on future application by the hospital to take over a major residential area fo their own profit and no regard for the residents

Yours sincerely,



Shaofeng Gao

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