

Objection Modification Application - Wahroonga Estate – MD 07_0166 MOD 8

I would like to oppose the construction of 200 units and a 365 carpark that is outlined in the Modification Application - Wahroonga Estate – MD 07_0166 MOD 8. I am a parent from the Wahroonga Adventist School and the school community is gravely concerned with the development of these 200 units.

This Modification Application outlines the development of 200 units across 5 buildings; 3 buildings are to be located behind the Wahroonga Adventist School (WAS) and 2 buildings next to WAS.

Building	Location	Height Zoned	No. Units
WAS	185 Fox valley Road	14.5 Metres	-
WAS Playing Field	Located 200 metres away from the school on the other side of apartment buildings		-
A	6 metres from boundary of WAS	20.5 Metres	42
B	6 metres from boundary WAS	20.5 Metres	35
C	20 metres	20.5 Metres	60
D & E	Located beside the school on Fox Valley Rd	14.5 Metres	D = 36 E = 27

1. Construction Noise and Pollution

The students and teachers have had nearly 8 years of constant major construction work surrounding them. There has been an enormous expansion to the hospital, a new hospital carpark and new teaching buildings etc. There is currently a major development on the corner of the Comenarra Parkway and Fox Valley Road, and the students also have to endure the noise and pollution from the building of their own school.

The extremely loud construction noises, moving of heavy machinery, constant trucks moving earth, the noise of larger diggers building huge holes in the ground – **is not conducive to positive learning outcomes**. My son has advised that there are many times during the day when he can't hear his teacher.

Being surrounded by this constant construction causes the students to feel stressed and anxious. There are also the health concerns from dust, traffic pollution and loss of hearing due to the noise.

It is time to say enough is enough! No more construction in this precinct. Let the students and teachers have peace and quiet! The same goes for the local residents!

2. The land proposed for the 200 units especially buildings A, B and C should be for green space and for a full sized playing field.

- The Wahroonga Estate Concept Plan, only currently allows for **ONE ¾ size oval & two Basketball Courts, this is not enough recreational space for a school with 800 students. The oval will be too small for students to play competition sports with**

other schools. It will also be too small for local community clubs to use as a playing field on the weekend for soccer, rugby and cricket.

- It is reported that 120 additional sporting fields will be required in Northern Sydney by 2036 (SMH, 1st April 2018). Then the Wahroonga Estate Concept Plan needs to be amended so that a full size oval is included.

3. The school will have absolutely no room or land available for it to expand in future years. NSW Education Department has estimated it will need 200+ additional schools to be built due to Sydney's projected population growth.

The proposed 200 units will be built behind the school and will encompass the boundaries of the Wahroonga Adventist School and its small playing field.

All available land around the school will be built on leaving absolutely no land available for future expansion of the school. There is no land set aside or zoned for the school for future expansion. The school will need to expand given the exponential population growth forecasted for Sydney.

It is proposed on the Wahroonga estate Concept Plan that Block A and B will be within 6 metres of the WAS boundary and Block C is within 20 metres. Block D & E will surround the primary school and the school oval/basketball courts. **This high density development must not go ahead.**

4. It is completely unconscionable to build 6 story apartment blocks within 6 metres of a school fence.

It is unconscionable to allow the building of 200 units 4-6 stories high within 6 metres of the Wahroonga Adventist Schools boundary fence. The students and teachers will have **absolutely no privacy**, as their play spaces and the inside of their class rooms will be able to be viewed by a range of residents. They will be able to be watched during PDHPE lessons and during their breaks.

Buildings A, B C which are located directly behind the school have been zoned a height of 20.5 metres. While the school buildings which are located in front are only zoned 14.5 metres, 6 metres shorter. **The school buildings will no longer have a beautiful view of the protected Coups Creek and the surrounding bushland. Nor will they be able to see their own playing field!!!**

These are taller buildings and they will obstruct all light to the school buildings and classrooms due to their close proximity.

Since the playing field is located 200 metres away, and the apartment buildings actually block the viewing corridor to the playing field. The WAS will be visually and physically very dislocated.

The only views the students will have will be of apartment blocks, heavily congested Fox Valley Road and office blocks across the road. They will not be able to view any large green space. This is definitely not a beautiful learning environment for 800 students.

5. Extremely poor access to the WAS Playing Field and Basketball Courts from the School Buildings.

There has been no provision made on how are the 800 students going to be able to access the Playing Fields. The footpaths are narrow, there is no designated corridor for the students to use to gain access to the playing fields. This a major safety concern when dealing with primary age children who will need to be constantly supervised by teachers!!

How will the students access the playing fields if the Body Corporate who will eventually own the land no longer what the students on their land??? And build a fence so that they can no longer access the WAS playing fields. This will mean students will need to walk along Fox Valley Road and then down an easement. Walking on the extremely busy Fox Valley Road will be an even greater safety concern.

The playing fields should be located next to the school buildings, ideally where Building A, B, C are to be located. The students from Prep to Yr. 12 can access them during recess and lunch, and for PDHPE lessons.

This will ensure that 800 students don't need to walk along extremely busy roads to access their playing fields.

6. Wahroonga Estate Plan was approved in 2010 - 8 years ago, and is now completely outdated. It is NOW time for the local community to have a say about what happens to them, what impacts everyday lives. The world in Wahroonga is vastly different to what it was in 2010

- Many local residents and parents at the WAS are completely unaware of the Wahroonga Estate Plan, and that it was approved 8 years ago. There must be further community consultation and notification of this plan made to the local community. The Modification Application for the 200 units can not go ahead until this is done.
- This Wahroonga Estate - Master Plan is now out of date and does not take into account the congested traffic conditions in the area due to development of the SAN Park Way (268 carparks and 60 suites), the major expansion at the SAN Hospital, the building of large Education Centre, the Wahroonga Adventist School development of many multi-story high density units on the Pacific Highway and Pennant Hills Road. These developments have had huge impact on the daily lives of local residents, families at the WAS and staff at the SAN Hospital.
- Furthermore, the Wahroonga Estate Concept Plan it **does not take into account other major developments which have occurred over the past 8 years which are only 2-3km away from the Wahroonga Estate.** Both Knox and Abbotsleigh have increased in size building new Prep Schools, Aquatic Centres and other buildings. There has been development of high-density units along the Pacific Highway at Wahroonga/Warrawee and on Pennant Hills Road at Thornleigh.

- It does not take into account the local communities concern's and issues with this high density development.
- Many local residents are unaware of the Wahroonga Estate Plan, and that it was approved 8 years ago. There must be further community consultation and notification of this plan made to the local community.

7. This high density development will destroy the protected Coups Creek

Coups Creek is protected bushland and this high density development should not be built within 50 metre. It is home to the endangered Turpentine and Iron Bark Forest and the Powerful Owl. This land is protected under a number of environmental legislations

There will be increased pollution and run off due to the 200 units and their residents. There will be increased visitors for recreational purposes destroying this fragile area.

8. Traffic Congestion

The traffic on Fox Valley Road and the Comenarra Parkway is already horrendous with both roads being completely choked making it impossible to travel on these local streets. During peak hours in the morning Fox Valley is blocked and often gridlocked from the Comenarra Parkway to the Pacific highway. While the Comenarra Parkway is blocked from Pennant Hills Road all the way to Mona Vale Road. Even the addition of turning lanes at these intersections won't help as you are unable to get onto Pennant Hills Road or the Pacific Highway. There should be no further development in this precinct near the SAN hospital, as the local roads are unable to cope.

The untenable traffic conditions are only going to get worse, as there are two other major developments currently happening and are nearly completed. The SAN Parkway Clinic is being built on the corner of Fox Valley Road and the Comenarra, with 60 Medical Suites and 268 Carparks. The Wahroonga Adventist School is also building its new primary school at 185 Fox Valley Road. The school will increase from 300 students to 800, with approximately 360 students being picked up and dropped off in the morning.

The staff at the local hospital are also causing a huge amount of congestion as they are parking on local streets. The hospital now charges staff for parking, with the building of the new carpark. There are over 3,000 staff and volunteers at the hospital, and limited bus transport to the area. So where are all of these additional people going to park???

There should be no further development in this precinct near the SAN hospital, as the local roads are unable to cope.

This is how busy the SAN Hospital is according to its own website, this is why there should be no future development in this precinct.

“Sydney Adventist Hospital (SAH), known as 'the San', is an acute-care private hospital with capacity for over 550 licensed overnight beds. It is the largest private and the largest not-for-profit hospital in NSW.

The San is the largest single employer in the Hornsby-Ku-ring-gai Council area. Approximately 2,400 staff, 460 volunteers and 1,100 accredited medical practitioners care for more than 58,000 inpatients and 125,000 outpatients annually and approximately 2,000 babies are delivered each year. Emergency Care admits approximately 17,500 patients each year making it NSW's largest and busiest private Hospital Emergency Department.

9. There are 350 Residents zoned high fire risk zone by the Ku-ring-gai Council which have as their only exit point Fox Valley Rd where it meets with the Comenarra Parkway. Emergency vehicles and residents will be unable to enter or leave this area in case of a bushfire emergency due to the severe traffic congestion on Fox Valley Road and the Comenarra Parkway.

The residential area bound by the Broadway, Seymour Close, Kiogle St, Moona Parade, Leuna Ave, Yannilla Ave, Morona Ave and Eurong Street which comprises approximately 350 houses is designated as a high fire risk zone by Kur-ring-gai Council, the development of high density units will create a significant safety hazard in the event of a bushfire. Limiting access to both fire crews trying to enter and residents attempting to evacuate

10. The proposed development DA 0058/18 on 161, 163 & 185A is being built on designated play space for the school according to the Wahroonga Estate Concept Plans.

I am opposed to the location of the Display Suite to be located on 185A, 161, 163 as it is being built on land that has been set aside for designated play space for the Wahroonga Adventist School, as per the Wahroonga Estate Concept Plan. The school is currently building it is primary school to be completed in 2019, so this land will be needed for the children to play on. The students will be denied having this play space until the Display Suite is knocked down.

Many thanks for your assistance.