

Scott McInnes
Executive Assessment Officer
Ku-ring-gai Council
818 Pacific Highway,
Gordon NSW 2072

RE: OBJECTION TO PROPOSED DEVELOPMENT - DA 0058/18 161, 163 and 185A

Dear Scott,

I am writing to very strongly object to the proposed development of apartments behind the Wahroonga Adventist School on Fox Valley Rd.

I am extremely concerned about the impact of this development will have on both the environment and the children and staff at the school.

I have lived and worked in the Wahroonga vicinity my entire life from my birth at the SAN Hospital. My husband attended Wahroonga Adventist Primary School and both my children were born at the SAN and both my children now attend the WAS School. As a family we are passionate and feel strong ties to this area, specifically the SAN and WAS. We moved our son to the school from a local Public School specifically for the new facilities and the wonderful environment the new development **was** going to offer. I had no idea that High Rise apartments were planned to be built in what I had assumed would be Green space and sporting facilities for the school and room for the school to grow.

Objections to DA 0058/18

Environmental Impacts

- The run off from the development and the long term impact of overdevelopment of this space will significantly impact the Iron Bark forest behind the school. As an area that I believe to be protected as an Endangered Ecological Community and Coups Creek which flows into Lane Cove River I think the approval of such a development would be devastating.
- High rise apartments will devastate the calming "green view" the school currently appreciates. With a number of students attending the school with ADHD, Autism Spectrum disorders and other learning difficulties the calming view and safe, expansive outdoor spaces are just vital to these children particularly. If these apartments were to be approved the children will be surrounded by busy roads, concrete and limited shaded outdoor space... just devastating given that we live on the leafy North Shore.

Noise / Play Space

- Currently the students are limited to play on a small climbing area, a tiny field some distance away, one patch of astroturf which at the moment is halved in size due to construction works and there is a substandard basement carpark without any direct natural light that is also a “play space” which is being accepted as a short term solution while the construction is underway. Parents were under the impression that suitable large, open, sun drenched play spaces and full sized fields would be provided on completion of the construction. Our Prep and Primary school students need large open play spaces for healthy development and vitamin D. Our middle and high school students need to have their own hangout areas away from prep and infant students.
- I strongly believe that the playgrounds and green space allocated in the designs are already far too small for what will soon be 800+ students and ultimately 1000+ students that will occupy the school once it is at capacity.
- I had been told that there were Basketball Courts and Play fields allocated and I have been informed that this has now turned into a Display area and carpark which is not acceptable. The Middle and High school students have a reasonable expectation to be able to play Basketball and have access to multiple large sporting and recreational areas that aren’t surrounded by a concrete jungle.
- The Children have already had to deal with considerable dust and noise pollution and general day to day disruption both in the classrooms and while enjoying what limited outdoor space they currently have with the existing developments underway. The approval of these apartments will result in several years of this to come.

Unsafe and impractical for students

- Our lower primary and prep students absolutely NEED to have access to playing fields located in the immediate vicinity and adjoining the school buildings. These are areas that they need to gain access to during Recess/Break and Lunch times. 4 and 5 year olds should not be expected to spend half their break time getting to and from a distant field.
- It is also not safe for these young students to be walking along busy Fox Valley Road and crossing at lights to gain access to ½ - ¾ size field that are currently allocated.
- The design raises major safety issues, requiring teachers to keep large groups (classes of 25+ students) of children as young as 4 years old (Prep, Junior School) safe while crossing busy car parks, construction zones and high density residential areas. It does not take much for a

child with behavioral problems or learning difficulties to put themselves and others in danger and cause a major incident resulting in an injury or a fatality.

- Given the North Shores reputation for large open spaces, wonderful park facilities and playing fields I strongly believe it is not unreasonable for parents and students to expect that large, safe open playing fields are both part of any school development and that these areas are to be readily accessible to students of any school in this area. People specifically move to the leafy North Shore because of the “GREEN” reputation and lovely open spaces. Given the growth this area has seen I would have thought that the school might need more room to grow in the future and the open spaces will be vital if this is to occur.

Area Evacuation and Fire Safety

- The feasibility of safely evacuating the large number of people from these apartments, the hospital, the 2 on site churches and the school needs to be carefully considered. With the additional congestion to the area I have concerns about how this could be managed.

Impact to local area +Traffic Congestion

- The considerable traffic congestion is a growing problem both on Fox Valley Road, Comanarra Parkway and the other surrounding streets. Adding large high rise apartments to this already heaving roadway is unfathomable.
- Traffic congestion is high without school bus services and limited public transport to the hospital, so the vast majority of people accessing these facilities drive.
- It is very clear that the 2014 Traffic Studies supplied by the applicant dramatically understate current congestion with hospital (3000+ employees and visitors) and school expansion (800 students) and should be reviewed including peak school hours.
- Creating a Display center adding additional sets of traffic lights and having traffic turn into that off Fox Valley road will significantly impact the traffic congestion. The Proposed road widening and traffic lights is not sufficient and the usual congestion at merging points will be increased.

Objections to Wahroonga Estate Plan

While the scale and nature of this display suite may appear to comply with the Council DCP, Council support of this DA would imply support for the

Wahroonga Estate Plan with 200 apartment blocks. Modification Application MP 07_0166 MOD 8 Wahroonga Estate Concept Plan (December 2017) has not yet been approved by the NSW Department of Planning & Environment. The following objections are made to the proposed Wahroonga Estate development:

Considerable Invasion to the Privacy of Staff and students: -

- The apartment blocks are proposed to be set back only a matter of meters from the school boundary. Any increase in the footprint of the apartment blocks and set them even closer to the school.
- Regardless of the landscape design these Private residences will directly overlook children's play and learning spaces, clearly invading the privacy of students and staff.
- As parents this raises considerable concerns about student safety as we risk vulnerable children being watched, even potentially filmed, by unknown adults during their play.

Overshadowing

- The school desperately needs to retain the direct light from the sun. The 200 apartments are housed in buildings that will cast considerable shadows over the school and play areas.
- We live in the leafy north shore not Sydney CBD – our kids need sun drenched play spaces and safe play areas. The shadow of the proposed buildings robs the school grounds of leaving them to play in the shadow of high rise buildings – we live in the leafy north shore not Sydney CBD – our kids need sun drenched play spaces and safe play areas.
- The significant impact on learning, stress and anxiety this design inflicts will be immeasurable. It deprives students of access to direct sunlight, Vitamin D, views to green space in the protected forest below.

Community Wellbeing

- The North shore has seen medium and high density living increase dramatically. It has devastated the streetscape and skyline. These designs also conflict with the streetscape and area. These apartments are in a ridiculous location being far removed from limited public transport and not convenient to large shopping precincts. This does not follow the current Council or State Government planning goals.
- This design landlocks the school and limits the huge potential for expansion of quality education which is in demand in this area. The considerable need for playing fields suitable for competition sport like cricket and rugby would enable the space to be enjoyed by the community as a whole.

I greatly appreciate you taking the time to consider my objections. I would be more than happy to discuss my concerns with you further.

Regards

Melanie Martin



*CC: Mayor - Jennifer Anderson,
Wahroonga Ward-Cr Donna Greenfield,
Deputy Mayor Callum Clarke,
Cr Jeff Pettett,
CR Cedric Spencer,
Tim Green - KMC Council
SPD President Glen Townsend
Rodney Brady – CFO to SPD President
Pr Terry Johnson – Greater Sydney Conference President.
Lionel Smith -SPD SDA Church*

*Alistair Henskens – MP Member for Ku-Ring-gai
Brett Goods – CEO Sydney Adventist Hospital
Kevin Jackson – CEO Sanitarium – The Health Food Company
Ken Vogel - Greater Sydney Conference/SPD SDA Church
Lyndon Chapman - Greater Sydney Conference/SPD SDA Church
Daryl Murdoch - Greater Sydney Conference/SPD SDA Church
Georgina Winzeuried - Greater Sydney Conference/SPD SDA Church
Dr Jean Carter - Education - Greater Sydney Conference/SPD SDA Church
Julie Heise - - Greater Sydney Conference/SPD SDA Church
John Hammond - - Greater Sydney Conference/SPD SDA Church
Peter Cameron - - Greater Sydney Conference/SPD SDA Church
Francios Keet - - Greater Sydney Conference/SPD SDA Church
Dr Carol Tasker - Greater Sydney Conference
Eva Ing – CFO - Greater Sydney Conference*

Pr Adrian Raethel - Greater Sydney Conference