

Objection to Proposed Development DA 0058/18 161, 163 and 185A

Objection to the proposed development DA 0058/18 on 185A, 161 and 163 to demolish 2 houses and build a Display Suite and 18 car parks for the proposed 200 (1,2 & 3) bedroom units and 363 car parks.

These units are being built between the Wahroonga Adventist School and Coups Creek and also beside the school. This Display Suite should not be built as a DA for the 200 units has not been submitted to or approved by Ku-ring-gai Council. The Modification Application MP 07_0166 MOD 8 Wahroonga Estate Concept Plan that was lodged in December 2017 has also not been approved by the NSW Department of Planning & Environment.

I will outline further objections to DA 0058/18 below.

Wahroonga Estate Concept Plan

Modification Application MP 07_0166 MOD 8 Wahroonga Estate Concept Plan 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 - 200
WAS	185 Fox valley Road	14.5 Metres	-
WAS Playing Field, 2*Basketball Courts and Pavilion	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. The proposed development 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 approved modifications for the school.

The WAS is currently building it's Junior School to be completed in 2019, so this land will be needed for the children to play on. The students have already been denied a decent playing space and this will prolong and perhaps even deny them a safe space to play longer term.

WAS currently has only a small temporary playing field located on the other side of a very busy hospital car park. This is not an acceptable situation and causes concern for safety, and will be made worse by these plans.

To access this playing field they must walk across this car park for PE and to play on during breaks. It is a major safety concern for parents as the car park is always full with hospital staff, visitors to the hospital and construction workers coming entering and leaving constantly.

It is essential that the childrens' welfare comes first and they have a safe play space!

2. 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 car park 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. Needless to say this is not an ideal learning environment! They are surrounded by constant construction which causes the students to feel stressed and anxious. There are also major health concerns from dust, traffic pollution.

This Display Suite should not be built right next-door to WAS.

3. 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 land behind the school buildings should be used for WAS playing fields and recreational space. It should be turned into a beautiful green space, for the community, local residents and the students to enjoy. Unit Buildings A, B and C should not be built at all.
- The Wahroonga Estate Concept Plan, only currently allows for ONE $\frac{3}{4}$ 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 sporting clubs club's 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.
- There should be a full size oval so that it can be a regional sporting hub for the Adventist Schools for New South Wales.

4. 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. Absolutely all available land around the school will be built on leaving absolutely nothing available for future expansion. WAS will need to expand given the exponential population growth forecasted for Sydney.

It is proposed by the modification MP_07_0166 MOD 8 that Block A and B will be within 6 metres of the WAS boundary and Block C is within approximately 20 metres. Block D & E will surround the primary school and the school oval/basketball courts. This provides concerns for our children's physical, emotional and mental safety.

5. 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 residents. They will be able to be watched during PE lessons and during their breaks. This cannot go ahead!

Buildings A, B C which are located directly behind the school having 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. There will be absolutely no green space for these children to enjoy.

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

Since the playing field is located 200 metres or more away, and the proposed unit buildings will block the viewing corridor to the playing field. As a result, WAS will be totally visually and physically 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.

6. Poor access to Playing Field and Basketball Courts from School Buildings.

There has been no provision made for the safety and commute that the 800 students face 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.

The playing fields must 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 PE lessons.

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

7. 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 WAS are completely unaware of the Wahroonga Estate Concept 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. Modification 8 for the 200 units cannot go ahead until this is done.
- The Wahroonga Estate Concept Plan is now out of date and does not take into account the congested traffic conditions in the area due to the major expansion at the SAN Hospital, the SAN Carpark, the new Education Centre. Also what will be the impact of the SAN Park Way (268 carparks and 60 suites) and Wahroonga Adventist School when they are completed. It also does not take into account the vast quantity of multi storey high-density units built and are being built 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 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 major development of high-density units along the Pacific Highway at Wahroonga/Warrawee and on Pennant Hills Road at Thornleigh.

8. This high density development will destroy the protected Coups Creek and the Sydney Turpentine – Iron Bark Forest

I understand that there has been consultation with Wahroonga Waterways Land-care however I am still very concerned that 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 beautiful area of flora and fauna.

The Sydney Turpentine – Iron Bark forest that is behind the school is an Endangered Ecological Community (EEC) and is listed as an EEC under the Threatened Species Conservation Act (1995).

Furthermore, this bushland is protected as an Ecological Community under s266B of the Environment Protection and Biodiversity Conservation Act 1999.

9. 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 Car parks. 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 many students being picked up and dropped off in the morning.

While there are plans for widening of the Comenarra Parkway and Fox Valley at their intersection to double lanes. However, the Comenarra and Fox Valley will still be single lane.

A new traffic study needs to be done before anymore development is approved in this precinct.

The 3000 Plus staff and visitors at the SAN 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 car park.

The increased traffic congestion in "Rat Runs" in local residential streets, Hinemoa Avenue and Havilah Avenue are grid locked in peak hour traffics as commuters use these streets to avoid the Comenarra Parkway, Fox Valley Road, Pennant Hills Rd and the Pacific Highway. Another "Rat Run" used by commuters is Kissing Point Rd, Rothwell Rd, Roland Ave and Campbell Drive, they use this to avoid the congested intersection of the Comenarra Parkway and Fox Valley Road.

10. 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

11. Evacuation of hospital and school in a bushfire situation would be compromised.

These 200 units should not be built as the SAN Hospital and Wahroonga Adventist School are special fire protection developments. In the event of a bushfire the evacuation of these two developments would be compromised by the residents living in these 200 units and by the increased traffic congestion.

Please feel free to contact me to discuss any or all aspects of this objection.

Regards,
Jennifer and Craig Sharkie

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]