

Joel Herbert

From: adam@alphauv.com.au
Sent: Wednesday, 12 September 2018 12:24 PM
To: Joel Herbert
Subject: Wahroonga development. MP_0166 MOD8.

Good morning Joel,

Sorry my objections is in e-mail format.

My name is Adam Richards and I am writing you this e-mail to express my concern and objection with the high rise residential development at the Wahroonga Adventist site, located on Fox Valley Road Wahroonga

Concern 1. The development will directly impact on the level of green/outdoor space for the children. If you are not already familiar with the school design, there is already very limited outdoor play space for the children. In fact the underground carpark is currently closed to construction work so the kids are using this space for their ball games as there isn't enough space in the designated playing areas. I understand square meterage is of demand and prime value especially when developers get involved. However when its on the door step of a school and the kids will be impacted we need to ask ourselves at what cost.

Concern 2. The area in question has grown significantly over the past few years. I believe a new current impact study should be completed if any consideration is given for any type of development approval. We use Fox Valley road of a morning between 7.30am and 9.00am. The congestion especially that feeding onto the Commenera Parkway is already extremely high. This is frustrating for the local residents, school, drop off's and also poses an issue for emergency vehicles trying to get to the Hospital. The area does not and cannot cope with another 200+ vehicles. Seeing as though the SPD Adventist have such a large stake holding of land up and down the Fox Valley strip maybe they should be made to widen Fox Valley Road so that their proposed developments in conjunction with Bluestone capital can be accommodated.

Concern 3. This is a little unique in terms of multi-story developments being built close to a school. The development will no doubt impact on privacy for the children. The proposed buildings will tower over the school and have direct line of sight into the school grounds.

Concern 4. Please consider the already at capacity parking in the area, currently the proposed development site is acting as a make shift car park. This is now on a daily basis full of cars, 200+ vehicles are parked in this area daily. This in itself highlights the lack of space already in this area. You are welcome to visit the car park located at the rear of the school between office hours to see how busy this is.

Concern 5. On-going construction disruptions, the area in question directly impacts on the school. This means the children that are trying to learn will now have the interruption of heavy construction works for many years to come. It would seem that the stake holders had come to the end of their permissible timeframe in terms of this development and they have rushed to get the school built in time. The stake holders have not planned this well, and I will go as far to say the stake holders have likely manipulated the system in terms of getting approvals for this development. They have built a multi-level school to have the area rezoned, then used that rezoning to now build several high density apartments. The questions begs, would they have been successful with the rezoning if the school was not built? It would appear that they are leveraging off the rezoning for the school for the development.

Concern 6. Minimal information has been supplied to local residents, my parents live with walking distance of the school, they had no idea that this development was planned. Given that the development will impact on all local residents I feel that the local community should be better informed so that they can make any objections.

I really hope you can see that this development is a result of manipulation by stakeholders to “cash in” and not in the best interest of the local community. The Children will also be significantly impacted if Planning NSW allows this to proceed. Please consider the children and the importance of their school experience.

I understand my objections are late.

If you wish to contact me please do so.

Adam Richards
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