

Date: 29th October 2020

Subject: Objection - Wahroonga Estate Concept Plan MOD 8 - Additional Information

Dear Sir/Madam,

Following your notification "***Wahroonga Estate Concept Plan MOD 8 - Additional Information***" with subject on the 23rd October 2020, I am writing once again to object to the Wahroonga Estate Concept Plan MOD 8 as a parent of Wahroonga Adventist School (WAS). My decision to send my child to WAS was made blissfully unaware of the destruction of the San precinct. Instead it was made based on the soul of school, the sanctuary of the grounds and the belief that the Seventh Day Adventist church would always have the community, children at heart. Yes, utterly destroying to know that the Church is just another money hungry group who will sell the sanctuary for its congregation and children to the highest bidder.

I am objecting to the recommendations outlined in the NSW Planning, Industry and Environment's Addendum Report Wahroonga Estate Modification 8 October 2020.

Before outlining my objections, I would like it to be clear that "*deletion of Building D and use of the associated land as area for school grounds*" is the only action taken by the school, developers and South Pacific Division of the Adventist Church to address the needs of our children. At this time our Member of Parliament both Federal and State have been remarkably silent in the destruction of this safehouse for children. Please go to Wahroonga Adventist School and have a look at the lack of natural space provided to these children and then envision children having to walk through apartments blocks on residential streets to get access to a patch of grass to play on at recess. Now ask yourself, is this what you want for our future or is grass areas & safe space only intended for others. If we wanted our children to be surrounded by concrete we would not live in the bush suburbs of Hornsby, Wahroonga, Mt Colah instead we would be living in inner city Sydney. Is the concrete jungle the new vision for the upper north shore?

Objection: 6 metres Setback for Block A and C to the Wahroonga Adventist School.

The **6 metre setback for Block A and Block C** from the boundary of the Wahroonga Adventist School is **insufficient**. This provides zero privacy to the children.

Furthermore, the setback of 6 metres will be insufficient for deep soil planting. The Wahroonga Adventist School has a basement carpark located underneath the entire site, so the school is able to plant deep soil trees for privacy. There needs to be a larger setback between the units and the Wahroonga Adventist School so trees can be planted for screening and shade.

Objection: Overshadowing of Wahroonga Adventist School

Given the close proximity of Block A Block B and Block C to the school the height and mass will cause overshadowing of the school. This will be particularly acute during the winter months, reduction in sunlight for Vitamin D essential for the absorption of calcium for both

students and teachers, light for well-being and reduction in anxiety and depression of students and teachers.

- Increased overshadowing to the school if these buildings are not restricted to 20.5 M
- Blocks A, B and C will be significantly tower above the school.
 - During the September 2019 presentation to school parents by the developers architect, she assured all parents that the buildings will not tower over our children.
- Light reduction, particularly during winter months.
- Increase in mould due to lack of ventilation, light and high rainfall averages in Wahroonga.
- After School care operates from 3.30 pm to 6 pm on the school premises, there will be no sunlight on the play areas and school buildings from 3 pm on as outlined on the Shadow Diagram provided by the winter Solis.
- The Middle School Building and Junior School Building will also overshadow the play grounds located in front of the school.
- Trees overshadow bottom greenspace and Block E overshadows the top greenspace.

Objection: To Height Due to Loss of Bush Views.

- Flat top buildings will appear to be like an extremely large prison wall to young children and teenagers. **A 'Prison Wall' affect across the back of the school.**
- There should be no increase in height as ALL views of the 31.4 hectares of Protected Bushland on the Wahroonga Estate for the 800 students and teachers will be blocked by the 'Prison Wall' of unit blocks.
- To reduce mental health impacts (anxiety and depression) in children and adults they need to view nature, there will be no views of bushland or the new green space.

Image 1: View of the Protected Bushland from the artificial turf play space on Level



Objection: Lack of Privacy

There will be a lack of privacy for both the residents and children. Residents will be able to view children throughout the day on the artificial green space at the back of the school.

Furthermore, children will be able to view into the windows of residences lounges and bedrooms of the apartments given their closeness.

This is a list of times that children have breaks on the greenspace in Image 1. Due to both the Middle School and Junior School building being multi-level it is operationally impossible to move the children to the greenspace on the other side of the road.

Wahroonga Adventist School – Break Times.

During recess times students only have access to the artificially turfed veranda spaces at recess times as they are only 20 mins. This space is viewed by residents during the day, before school and after school.

- Junior school (P-Yr 4) have lunch 11.00am-11.40am & recess 12.50pm-1.10pm
- Middle School (Yrs 5- 8) have recess 10.25am-10.45am & lunch 12.00pm-12.40pm, except Tuesdays have recess 10.35am -10.50am & lunch 12.05pm-1.00pm
- Senior School (Yrs 9 & 10) have recess 11.40am-12.00pm & lunch 1.15pm-1.55pm, except Tuesdays have recess 10.35am -10.50am & lunch 12.05pm-1.00pm

At lunch time (40 minutes) students are able to access the greenspace which will be viewed by Residences in Block C and Block E. During ALL break times students from Prep to Yr 12 will be able to be viewed by residences. They can also be viewed walking on the external verandas and staircases which are used to move throughout the school.

Furthermore, all students Prep to Yr 12 have PDHPE lessons and sport throughout the school week where they will be able to be viewed by residents. Students while outside will be able to view into apartment windows.

Photo 1: View of Wahroonga Adventist School from Block A

Image 1: SW corner unit in Block A, at sixth floor window. Six metre set back from School boundary (fence line).



Photo 2: View of Wahroonga Adventist School from Block A – 6 metres from school

Image 2: SE corner unit of Block A, at sixth floor window. Six metre set back from School boundary (fence line).



Photo 3 - View from Block B of Wahroonga Adventist School from 22 metres

Image 4: SE corner unit of Block B at 22m set back and at sixth floor height



Objection: Top Story - Footprint

The top level of Blocks A, B, C and E do not comply with Ku-ring-gai DCP as they exceed 60% of the Gross Floor Area (GFA) of the storey immediately below. Vertical and horizontal modulation being applied to reduce bulk and scale of the buildings is a DCP requirement for all residential flat buildings within the Ku-ring-gai locality.

All air-conditioning units should be placed in the basement carpark, **to reduce any noise impact and visual impact on the Wahroonga Adventist School** and three Churches operating on Precinct B: Central Church.

Objection: Church and Wahroonga Adventist School Car Parking.

Modification 8 does not address the car parking needs of the following entities operating on Precinct B: Central Church. Each entity on the Wahroonga Estate needs to be self-sufficient in regard to car parking. The SAN Hospital Carpark was only approved by the Wahroonga Estate Concept Plan to meet the needs of **ONLY** hospital staff, patients and visitors to the hospital.

As Covid 19 clearly highlighted there is insufficient car parking spaces for the families of the Wahroonga Adventist School. During periods where all children had to be dropped off in the underground parking, vehicles (school parents) were queued to the current traffic lights on Fox Valley Road & the entrance to the facility. The picture below demonstrates the extent of the traffic, through the proposed building space. The reality is people drive, it is an absolute dream to expect children to catch the bus; the trip from Hornsby is 1 hour - unacceptable!

Image: 28th May 2020, parents queued to get to the school underground parking.



This demonstrates the lack of transparency by the developers “independent” traffic assessment and calls into question their character. Furthermore demonstrates the lack of vision by the school architects and department/commission who approved the new school building. There will be no on street parking in front of the school or along Fox Valley Road as it is planned to be widened to 2 lanes in either direction. If there is a whole school event there will be insufficient parking in the schools underground parking. There are only 124 basement car parking spaces planned for the Wahroonga Adventist School when it is fully completed.

- The Fox Valley Community Church only has 11 car parks and requires 125 car parks for its 415 church members to attend church on a Saturday and other community events.
- The Wahroonga Adventist Church – has the capacity to sit 1,000 people. It has a shortfall of 95 car parks. KMC requires 1 carpark for 6 seats.

- Sovereign Grace Church – operates out of the Fox Valley Community Centre on a Sunday and requires 110 car parking spaces.
- The school has 2 buses and there is no parking for them as they don't fit in the basement carpark.
- No off-street bus stop for the 800 students.

In social discussions I frequently hear that the NSW Independent Planning Commission serves to push through developments that council, and the people, refuse to accept. I struggle with this discussion as the commission's purpose is there to be independent however this is not often reflected in the decision taken. So instead I will refer to schools in the well heeled side of Wairoonga and Ku-ringgai Councils constituents; Abbotsleigh, Knox Grammar, Pymble Ladies College and Wairoonga Bush School. None of these schools have seen developers build apartments within 6 metres of the schools boundary. None of these schools have had developers build apartments that sees the schools and its inhabitants overshadowed by prying eyes. None of these schools have seen developers build apartments that prevent a Prep - Y12 school from having adequate natural grounds for the children to relax, recuperate or simply play. All of these schools do have one item in common, horrific parking for parents which demonstrates the previously mentioned failures.

I implore you to reject the Wairoonga Estate Concept Plan MP07_0166 Modification 8. The mental and physical health of my child, our children and our future are in your hands.

Sincerely,

Paula Hennessy

Parent of Wairoonga Adventist School