

From: [Chanel Malletin](#)
To: [IPCN Enquiries Mailbox](#)
Subject: Wahroonga Estate Concept Plan – MP07_0166 MOD 8 – Addendum Report
Date: Friday, 30 October 2020 4:46:37 PM

To whom it may concern,

Wahroonga Estate Concept Plan – MP07_0166 MOD 8 – Addendum Report

Introduction

I am writing to raise my objections to the Wahroonga Estate Concept Plan MOD 8 as a local resident and a parent from the Wahroonga Adventist School and life long member (and third generation member) of Wahroonga Seventh-day Adventist Church. My children are also third generation students at Wahroonga Adventist school and fourth generation of the church. My objections are to the recommendations outlined in the NSW Planning, Industry and Environment's, Addendum Report Wahroonga Estate Modification 8 – October 2020.

While I will outline many objections to Modification 8, the removal of Block D is necessary for the well-being of the students and teachers at the Wahroonga Adventist School. The 2,000 sqm of land where Block D was to be located was required to be purchased by the Wahroonga Adventist School for a sum of money (in the millions).

The removal of Block D cannot be the overriding factor in increasing the height, mass and closeness of Blocks A, B, and C to the Wahroonga Adventist School. As the amenity of the Wahroonga Adventist School, Wahroonga Adventist Church, Fox Valley Community Church and Sovereign Grace Church must also be taken into consideration as they are also located on Precinct B: Central Church. It is important to note that the Wahroonga Adventist School has been on the Wahroonga Estate since 1905, for 114 years. And churches have been on this site since its inception in 1898, for over 120 years. It is in not in the Public Interest to approve the increase in height and footprint of residential buildings A, B, C and E in Precinct B: Central Churches

The Wahroonga Adventist School and Wahroonga Adventist Church have been on the Wahroonga Estate for over 100 years their needs and enormous benefits to the wider community must be taken into consideration in any decision making on Modification 8. There needs to be balance and thought given to the needs of each use on the Estate so they can operate independently and harmoniously together.

Objection: Block C – Not Complying to Asset Protection Zones

Residential Block C in Precinct B – must comply with Planning for Bushfire Protection 2019 and have an Asset Protection Zone of 56m. The Wahroonga Estate Concept Plan MP07_0166 approved in March 2010. Has the Condition

'B5 (1) All Asset Protection Zones are to be located outside of the conservation land as shown in the approved Concept Plan unless required for development constructed prior to the date of this instrument.'

Furthermore, the NSW DPIE Modification Assessment Report MP07_0166 MOD 8 (Figure 1: below) provides an extract from the original approval Wahroonga Estate Concept Plan showing the APZ lines for Precinct B: Central Churches. APZs are measured from a line of undisturbed vegetation was adopted as the E2 Conservation Boundary line. Base Source: Final Preferred Project Plan – January 2010). The residential buildings and educational buildings complied to the APZ lines of 60m and 100m which were applicable in March 2010.

I may be interpreting the plans incorrectly, but it also looks like they are wanting to build building E over the APZ line. This only serves to bring a huge building closer to the students limited playing areas.

Sincerely,

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Sent from my iPhone