

**From:** [Paul van Warmelo](#)  
**To:** [IPCN Enquiries Mailbox](#)  
**Subject:** Objections to the Addendum Report MP07\_0166 MOD 8  
**Date:** Friday, 30 October 2020 1:45:45 PM

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Good Morning

So here we are and it is 1AM and as Wahrenonga resident I'm writing to object (again) to another Wahrenonga Estate Concept Plan – MP07\_0166 MOD 8- Addendum Report. This development in Wahrenonga Estate keeps landing in my inbox as the developers once again try to chisel a little more height, a little wider building, a little less bushland, and another theft from the environment that our kids at Wahrenonga Adventist School are expected to live in after these highrises are erected on the school's doorstep. This is a fantastic example of gross governmental and state process failure.

All the processes we trust that have been put in place to protect the community have fallen flat on its face. You all know that this development is a complete overdevelopment, but somehow no one has had the integrity or gumption to stand up and fix the problem. We just have the community of parents and concerned community who care standing against the onslaught of a thousand cuts. What an absolute disgrace. You are very much aware that our current infrastructure is at breaking point, but developers keep loading it further, throwing hand-grenades into the future where the community must carry the consequences, while the developers have moved on, dusted off their hands, and are living high on the hog at your constituents' expense. Where is the wisdom in that?

As they say it takes a village to raise a child. Without your action, you are destroying our village community, school and churches. Are you aware that the school has been in existence since 1905 and at least one of the churches since 1898. The Wahrenonga community, Wahrenonga Adventist church, Fox Valley church and Sovereign Reign church will all be impacted. So far the developers have set the standard by leaving an eyesore of abandoned demonstration units in shattered glass, collapsing plywood, rusting metal and rotting insulation opposite the school since 4 May 2018. This all behind a gappy fence with feral cats in residence.

What makes the developer so special they don't need to comply with rules and local standards and that all are bending over backward to accommodate them? Can someone in your department please start standing up and protect our community against this ongoing aggravation? How many more times do we as the community need to object to this development or yet another change? We have multiple times said that we don't want this development. We are busy people with real kids and real interest in the community who don't have time to fight back against these salaried lobbyists, but we do anyway because we care.

I object to the new plans for twelve main reasons:

1. The proposed Block C does not comply with the Asset Protection zone of 56m, from Planning for Bushfire Protection 2019, but extends further, increasing the risk of catastrophic fire damage.
2. The heights of buildings A, B, C should be 20.5m, and for building E should be 14.5m to follow the Ku-ring-gai Council Height controls in LEP 2015, but are all higher, overshadowing and overlooking the school children.
3. The lengths of buildings A, B, C and E should be less than the maximum of 26m per the Ku-ring-gai DCP, but are all longer, setting up a wall blocking out the light or visual variety.
4. The top level of buildings A, B, C and E should only be 60% of the Gross Floor Area of the storey immediately below them, but are more than 60% creating blocky monoliths of 70's style concrete and brick.
5. The setback of buildings A, B and C from the school boundary should be larger than 6m, in order to allow deep soil planting of trees as proposed by the developer for privacy screening, but are not, crowding in and putting Block B at more than four times higher than the gap to the school boundary.
6. Buildings A, B and C should not overshadow the school more than they are planned to already, which is a stretch of forcing through outdated processes through at best.
7. Buildings A, B and C should not be set up as "prison wall" of buildings blocking off the bush. The partial "privacy screening" of some of the building units will only make this worse. Each design change so far has only made this worse and worse. And here we go again.

8. Now that the school has been designed for and built to make the best of MOD 5 of buildings A, B and C, the buildings should not be made larger and closer. This is bait and switch at its most gross (and lucrative for the developers)
9. The developer should explain how the school children are to have safe access to the school's green area next to building E – this is not outlined in the Wahroonga Estate Concept plan. If this goes ahead to DA, the developer can wash their hands of it and landlock the school children from their grass playgrounds with a busy access road to the proposed units.
10. A Bushfire Risk Assessment needs to be completed for the entire Wahroonga Estate and surrounding residential area, before any decisions are made by the IPC Panel for Modification 8, as this proposed development dramatically increases the bushfire risk to residents.
11. A clear plan to mitigate the effects on the adjacent Coups Creek reserve should be provided. The purpose of bushland areas in Wahroonga is defeated if light pollution, dogs, casual walkers, trash, builders runoff and rats wipe out the native wildlife.
12. The developer should explain how the users of the Wahroonga estate will find parking, or even be able to queue for access to the school, as they plan to dramatically reduce access and capacity.

Regards.

This really has to stop.

Paul van Warmelo

 (please keep my address confidential).