

**From:** [Russell Fehlberg](#)  
**To:** [IPCN Enquiries Mailbox](#)  
**Subject:** Fwd: OBJECTION TO DEVELOPMENT PROPOSAL MP\_07 0166 MOD 8  
**Date:** Friday, 30 October 2020 5:06:02 PM

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Begin forwarded message:

Please send to [ipcn@ipcn.nsw.gov.au](mailto:ipcn@ipcn.nsw.gov.au) by 5pm tomorrow (Friday).

To Whom It May Concern:

I would like to formally object to the movement of the APZ Line and other design elements relevant to **MP\_07 0166** Modification 8 at the Wahroonga Adventist Development site. My specific concern also relates to the possibility to change the footprint and height of E block if this was to be passed.

The ability for developers to rewrite regulations and guidelines put in place to protect our environment and our communities is simply wrong. There have clearly been oversights and negligence in the submissions, planning and design and the IPC should not alter the zoning and APZ's to suit the developers as an afterthought in order for developments to be pushed through. Numerous concerns raised on a number of occasions by large numbers of people from the SDA community (including the churches), Wahroonga residents and Parents seem to have been overlooked or ignored entirely.

The development lacks consideration for the local community and other land users and I wish to highlight previous breaches

to regulations, LEP's and development guidelines that the Proponent has ignored in the past with other developments on the Estate including but not limited to the height and setbacks from the road and the proximity to the APZ lines for the San Parkway Medical offices. The proponent clearly has a history of ignoring these guidelines or alternatively feel as though they don't apply to the and that submissions can be made at a later time to simply move or rewrite the guidelines in place to suit the proponents needs and requirements. The past oversights need to be corrected and careful examination of any submissions is required. Any approval needs to adhere to the Ku-ring-gail Council Height Controls. Ku-Ring-gai council has previous raised concerns about various elements of the submission and the concept but these have seeming been overlooked and brushed over by the Department of planning.

It is clearly evident that this development is not a thoughtful, considered and functional addition to the community. Obvious and simple errors have been made. The access into the school and access for the children to the limited play space has all been an afterthought. Trucks can't fit underneath the school to deliver supplies and remove rubbish. There are no cycleways, insufficient parking spaces for the size of the school given the lack of on street parking. The design needs to be thoughtfully considered in its entirety. Important elements for the functionality of the space should not be an afterthought. Sharing parking allocations is also not a solution. The individual buildings must have sufficient parking to cater for that particular spaces requirements. The churches should not have to rely on the school or the hospital to meet their individual parking needs.

The proposal must comply with the existing APZ for the protection of the environment and the safety of the community and the land users. I also object to the Height, Scale and footprint of A,B,C and also believe that the set back from and overshadowing of the school needs to be better

considered. I support the removal of Block D from the submission.

The recent 2019/2020 bush fire season should be seen as a lesson from which we learn from and put regulations in place to protect the community in the vicinity of Bush fire zones.

The increased pedestrian traffic through the bush will have significant impact on the protected Coops Creek environment and protected native Flora and Fauna. We will see a significant increase to the pollution of Coops Creek, rubbish in the area and noxious weeds. The NSW Court of Appeal decision to ban by-laws that planck pet ownership in strata complexes will also impact this development. Increasing the number of pets and particularly cats being allowed to roam through the bush will undoubtedly be detrimental to the native species in the area and particular the nocturnal animals.

It is imperative that the IPC considers the amenity and functionality of this project and the existing users on the site while protecting the lives of the residents and land users and the Wahroonga environment.

Regards

Russell Fehlberg.

