

From: [REDACTED]
To: [IPCN Enquiries Mailbox](#)
Subject: Submission in relation to Mod 8 - Wahroonga Estate Concept Plan
Date: Thursday, 14 November 2019 4:58:34 PM

To whom it may concern. Thank you for considering this submission in the assessment of the modification.

I am writing as a parent of the school. It is a lovely school with very *happy and supported children*. Attending families benefit from a distinct strong community feel. The values behind the Wahroonga Estate need to be *considered and protected in modifications to the concept approval*. The Wahroonga Estate has a strong history of *community support* and many of the school parents feel that the *cumulative changes which push the residential envelopes closer and more imposing to the school are considered to undervalue the school in allowing further detrimental impacts which should not be supported. It is considered important to provide balance between the approved uses.* Incrementally changing forms at concept stage is not considered reasonable within this context. When encroaching in the approved envelopes and juxtaposition of these different uses, the impacts between would be better placed at detailed design/DA stage.

Although the deletion of Block D is positive and makes an amenity improvement for the school, we are concerned about the repeated themes in the reporting which suggest that the further encroachment on the school in terms of height/scale/building shapes and closer setbacks should be 'ok' because it is off-set by the deletion of that building and the green space there. These are 2 separate issues. That is, the green space is excellent and the school community are grateful. However, residential buildings closer and higher in relation to the school should not be the 'trade off'. This is because encroachment creates *additional physical impacts including impact on light, scale/visual bulk and the impact of this on students, privacy conflicts, noise and interface issues etc which require consideration in relation to the impact on the school and students. Parents feel that light and space are important for the well being of children and we sincerely request that this be considered.*

From the school community's perspective, the concept of adding height to the understood envelopes does potentially exacerbate interface issues (light, privacy, scale impacts, wind issues, noise tunnelling from more close solid height). These are important urban design considerations both for the school and for the future residents. How will these buildings relate when they are closer?

Concern is raised as to the residential focus and incremental, detrimental, cumulative changes which will detract from the key and very valued community uses on this site which provide significant public benefit. These are historically important and have offered enormous community benefits to Sydney and the local area for many years with the school, hospital and church. In your planning decision which should consider social impacts and the public interest, we respectfully request that you please consider the impact of decisions to prioritise residential density where it has the potential to significantly and detrimentally impact upon on these key and highly valued community/public benefits. Impacts from the increased residential proximity and interface issues have the potential to adversely impact on community health and education. Increasing the proximity and scale of these buildings would be better achieved at detailed design stage.

Further to this point, please consider the *needs across the site in relation to parking changes and the parking support which is required for the key community uses for the Estate*. Relying on the hospital parking for the visitor parking/residential is not reasonable or considerate. The hospital is such an important facility and we submit that residential development should not be prioritised over this. Elderly people need to be close to the

hospital building to visit ailing loved ones, consideration should be given to heavily pregnant attending the maternity section, sick and injured people, people carrying small children etc.

Thank you for your consideration and for keeping in mind the children and families when making a decision on this item.

Yours sincerely, Natalie Rowe