

MR J. HANN: Good morning, everybody. If, ah, you're - you're all ready, we might, ah, start off. It's - the acoustic's here's a bit tricky. It - it - ah, hopefully this is working okay at the back. We just, ah - ah, we need to close the back door just because of the - the noise from the highway. But we might start off now. So good
5 morning and welcome to this public meeting of the Independent Planning Commission looking at modification 8 to the Wahroonga Estate Concept Approval. Before we begin, I would like to acknowledge the traditional custodians of the land on which we meet and pay my respects to their relatives, past, present and future, and to the elders from other communities who may be here today. Capital Bluestone
10 Proprietary Limited, the applicant, is seeking approval to amend the residential building envelopes, removal of residential building D, modify the residential car parking rates for precinct B, central church precinct, and to alter the internal road configuration.

15 And I might add that the original concept plan was approved back in 2010, so this is modification 8. My name's John Hann. I'm the chair of this panel which has been appointed to determine the proposal. Joining me are my fellow commissioners, ah, Wendy Lewin and Russell Miller, and we also are assisted by the secretariat of the - of the Commission, Casey Joshua, Callum Firth, ah, and also Michael Woodland and
20 Brett Devine that are consulting to the secretariat. Now, before I continue, I should state that all appointed commissioners must make an annual declaration of interest identifying potential conflicts with their appointed role, and for the record, we are unaware of any conflicts in relation to our determination of this matter.

25 You can find additional information on the way we manage potential conflicts on the Commission website. In the interests of openness and transparency, today's meeting is being recorded and a full transcript will be produced and made available on the Commission website. Ah, for those that are speaking, if you could just speak, ah, with - with a fairly strong voice just because of the acoustics, because I understand
30 that it hasn't come across so well on the - on the - on the recording. Now, look, the meeting purpose. This meeting gives us the opportunity to hear your views on the application and the assessment report prepared by the Department of Planning, Industry and Environment, and before we determine the modification application itself.

35 So where are - where are we in the process? This meeting is one of - part of decision process. We have also met with the Department of Planning, Industry and Environment, Ku-ring-gai Council and the applicant, and we will visit the site, ah, after this meeting this morning. The transcripts of those meetings are available on
40 our website, and also available to view on the website is additional information that the Commission has received from the applicant and commentary from the Department and Ku-ring-gai Council in relation to bush fire asset protection zones, car parking, traffic and overshadowing. The Commission is accepting written submissions in relation to this project and the new information we've received, and
45 will continue to accept that information in submissions up until 5 pm on Thursday the 14th of November 2019.

The Commission may also convene with relevant stakeholders if clarification of additional information is sought on matters raised. Records of all meetings will be included in our determination report and which will be published on the Commission's website. So today's ground rules, before we hear from our first
5 registered speaker, I'd like to lay some rules that we expect everyone to take - that's taking part in today's meeting to follow. First, today's meeting, it - it's not a debate. Ah, our panel will not take questions from the floor and no interjections are allowed. Our aim is to provide maximum opportunity for yourselves to speak and be heard by the panel.

10 Public speaking is an ordeal for many people, and though you may not agree with everything you hear today, each speaker has the right to be treated with respect and heard in silence. Today's focus is really on your views. Our panel is here to listen, not to comment. We may ask questions for clarification but this is usually
15 unnecessary. It will be most beneficial if your presentation is focused on the issues of particular concern to you. It is important that everyone registered to speak receives a fair share of time. I will enforce time-keeping rules, and as the chair, I reserve the right to allow additional time if deemed necessary.

20 A warning bell will sound one minute before the speaker's allotted time is up, and again when it runs out, so please respect these time limits. If there are any issues that you're unable to address, please, feel free, ah, if you can't complete that today, to provide that in a written submission to the Commission within seven days of today's meeting. Though we will strive to stick to our schedule today, speakers sometimes,
25 ah, don't show or don't decide to speak. If you know someone in that situation, if you could let the secretariat know. Ah, Casey in particular. That would be appreciated. If you'd like to project something on the screen, please, give it to Casey before your presentation.

30 It would be appreciated if you can provide a copy of the secretariat - to the secretariat after you speak. Please note any information given to us may be made public. The Commission's privacy statement governs our approach to your information. If you'd like a copy of our privacy statement, you can obtain one from the secretariat or from our website. Audio recording of this meeting is not allowed except for the official
35 recording for transcription purposes. Notes made throughout the day on issues raised will be summarised in our determination report. So finally, I - I'd like everyone to turn off or, ah, put your mobile phone on silent. That would be much appreciated. So thank you very much, and I welcome the first speaker, Jeanne van Warmelo.

40 MS J. VAN WARMELO: Dear Commissioner, I come as a parent at the Wahroonga Adventist School. Unfortunately, not all of our parents who made submissions could be here and explain how we have chosen the school for its merits and how this development proposal adversely affects our school. We all know that
45 the strength of the community is made by the communities within. It takes a village to raise a child. This development was intended to develop the Wahroonga Estate to provide continued community benefits in line with the history of the site as a hospital

and a school. We consider that the communitive expectation of the residential elements is out of step with this and will adversely impact on the developing school.

5 This continued encroachment of residential scale weakens our infrastructure,
hinders our access to Fox Community Centre and our churches. Concept plan MOD
8 increases the block of - um, block's height and building scale, and setback is closer
to the school. The school is for young development members of the community and
there should be a focus on their health. Concern is raised in relation to the children's
10 access to sunlight and vitamin D. Even further, Wahroonga is known for its mould.
Without sunlight, Wahroonga buildings have mould. The more you have, the greater
the incidents of asthma and allergies and the more problems with children's overall
health, mental health and anxiety. The children have no privacy and are boxed in by
the development.

15 Please consider that this Wahroonga Estate development was intended to focus on
the community's proportion of the site, and this development impacts this because of
the incremental scale of increases. We have seen an ever-increasing number of
children on the autism spectrum who are sensitive to loud noises and confined
spaces. Their parents rely on smaller community schools like Wahroonga Adventist
20 School to provide a safe place to raise their children. How are you going to protect
these most vulnerable of children, as the constant noise of the building disrupt their
education and their ability to focus and learn? This concern is worsened by the
closer setback and additional height, which could amplify the noise with, um, these
so close.

25 The further residential development could impact on the health of our children, in
terms of light, scale, privacy, noise, complaints of the residents and safety, as we are
concerned that they are not going to be able to easily access their playing field.
They'll be expected to use a tunnel under a private road managed by a body
30 corporate, now watched by even closer residential building. We all know that the
exercise and sunlight help counteract depression and we are seeing an ever-
increasing problem with our children's mental health, as clearly shown in a recent
article written by the ABC about mental health concerns being increasingly common
among young Australians.

35 Pushing the residential scale closer to our school facing and overlooking our kids and
blocking natural light would implicate and further impact on the overall mental
health and physical wellbeing of the community. Concept plan MOD 8 takes more
sunlight and space from the school, setting the next generation up for failure and
40 weakening our community. Please remember to consider the impact of these
communitive changes to the residential parts in the context of the impact on the vast
number of children who are accommodated within the valuable school. We continue
to be concerned about the direct overlooking from apartments. Children will have
little privacy.

45 Also proposing to have more residential bedrooms in close earshot of children's noise
will not likely add value to the development either. Knowingly choosing this multi-

year running argument about children's noise between the school and the residents will not encourage the school to allow the children to move about freely, will prevent them from using their limited space areas and to move their bodies and just be children. We are concerned about the potential for issues between these interfacing
5 issues and the issues between residents and the school, ah, is worsening by this encroachment. The proposal developments are already too high. The modification is trying to make the buildings even higher and move them even closer to the school, making an already adverse impact on the children into a destructive one.

10 Council has also raised concerns about the height and form of the building, indicating it does not conform with area-appropriate controls. We request consideration to this point, the point of the existing residents of Wahroonga and the parents and their children of the school. Please, do not support the worsening scale impacts for our school for these reasons. We submit that these changes are
15 detrimental to the school and should not be supported. It is proposed that if deleting block D means that the height and encroachment don't matter. While we are happy about the deleting of block D, this does not reduce the impacts of increasing scale and encroachment by the remaining buildings. Thank you for your careful consideration of our concerns. Thank you.

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MR HANN: Thank you. Ah, our next speaker is Gail Wiseman.

MS G. WISEMAN: Good morning. My name is Gail Wiseman. I sincerely thank the panel for your independent review of the latest application MOD 8 from the
25 Wahroonga Estate Concept Plan and its expected significant effect on our neighbourhood. This is the eighth S75W application of the Wahroonga Estate, as you said, and is the one causing a lot of concern. The Wahroonga Estate Juggernaut has shown a consistently disappointing lack of interest in its local community with regard to its plan. A drop-in information session on Wednesday the 21st of August
30 2019 for local residents is the only face-to-face interaction that it has organised.

Seven of us have written letters of concern about the considerable impact of so many units on our neighbourhood. However, most, if not all of us, have not even had the courtesy of a response from the Wahroonga Estate. It is now nearly 10 years since
35 the Wahroonga Estate Concept Plan was approved under the now questionable and repealed part 3A of the Environmental Planning and Assessment Act. A new school now sits next to where the planned block of units will be built. Its open space for the children drastically smaller than at the old school, despite double the number of students expected. The hospital has been expanded significantly. There is a new
40 specialist centre on the corner where the Fox Valley Road crosses the Comanara Parkway, and this is soon to be joined by an 127-place childcare centre.

Traffic congestion in the area has increased exponentially at multiple times of the day, and the planned units will add more than 300 car parking spaces to more than
45 400 from other planned or actual Wahroonga Estate developments, all in addition to the huge car park already in place at the expanded hospital site. It is tragic that DAs are considered in isolation. The significant number of additional vehicles pouring

onto the roads from this proposed development needs to be considered the context of safety of school children entering and leaving the school, parent drop-offs, people heading daily to and from their work, increasing numbers of patients, visitors, staff and supply trucks going to the expanded hospital, and a considerable number of tradies travelling to their jobs in or through the area.

It is clear to me that the additional traffic generated as a result of the proposed blocks of units will make it even more difficult for residents to navigate daily traffic. As one of 1200 residents in the low Fox Valley area, I'm further concerned about my family's ability to leave in the event of a major bush fire. There is only one way in and one way out, and that way out is already getting extremely congested at times. The KMC Local Planning - Local Planning Panel has itself highlighted concerns about additional traffic in the area in its recent decision to reject yet another proposed childcare centre. I've spoken to you today as a wife, mum, member of the public and 15-year resident of the Fox Valley area.

I am also a professional with more than 30 years marketing experience. I hope the latter qualifies me to recognise marketing spin when I see it. The Wahroonga Estate describes its planned development in MOD 8 as a residential neighbourhood. This will be no neighbourhood. It will be a school which has already been deprived of the space, sports fields and openness kids need to thrive, squeezed between blocks of units and an increasingly congested road. It will spill hundreds of cars a day onto the already congested local roads. Visitors will add more load onto already strained parking in the area. It is another major development in an overloaded community environment which we as the residents feel desperately unable to stop, and work, it seems, has already begun in - in anticipation that our voices will again not be enough.

Finally, in the 1980s film Wall Street, Michael Douglas' character Gordon Gekko claims greed is good. I cannot help but feel that this is the thinking of the Wahroonga Estate, because there just does not seem to me to be any other rationale for the building of these blocks of units in our neighbourhood. I did not expect this from an Adventist organisation that claims to be not for profit and caring for the community. I hope you, the panel, will help us in ensuring that common sense and not greed will prevail. Thank you.

MR HANN: Thank you, Gail. Our next speaker is Michael Ludlow.

MR M. LUDLOW: Good morning, panel. My name's Michael Ludlow. I'm a representative of the Wahroonga Adventist Church, which is an entity on the estate. In relation to modification 8, I believe the assessment hasn't, um, addressed the following issues in regards to the church. The assessment hasn't, um, considered the bulk and scale of the units against the church, which is a 1950s building which is located to the southeast of the proposed unit blocks. Particularly block A has not been considered in its overshadowing or its solar access effect on the churches itself, which is a 1950s building which has not been built in modern building practices.

We also considered that the parking calculations are based on a misunderstanding of the landowner ACA, which is a landholding trustee for the entities on the estate, and the style of that development - or the process is that the entities are separate and the parking is based on each entity on the estate. The assessment doesn't - includes
5 everything on the estate and it's - um, is not the case. Each entity on the estate has its own parking and must negotiate with other entities on their site for parking spaces which is additional to those allocated to them. The parking also assumes that there will be casual availability of the spaces on the remainder of the estate for the people within the residence.

10 This is flawed in that this development goes outside the original approval and that the development will require further approvals for these residents to be separated from the estate. This will remove the ability of those within the residential apartments to use the remainder of the estate as casual parking, because it will be
15 other private land owned by other entities on the estate. The development and the process also doesn't address the amenity of the church, which currently runs concerts at night, youth programs, teen programs, a Pathfinder program, which is similar to Scouts, and uses amplified music for those presentations. The proximity of block A in particular to the church will be affected, both their amenity and ours, over these
20 issues. I would like the submission to be updated in relation to those issues. Thank you.

MR HANN: Thank you very much, Michael. Our next speaker is Avona Butterfield.

25 MS A. BUTTERFIELD: Good morning. I'm Avona Butterfield. I have lived in the Broadway for more 40 years. It is most appropriate that this meeting is being held today as it is exactly one year since 90 per cent of a town called Paradise was destroyed in California's deadliest and most destructive wildfire. As in the Fox
30 Valley Road region, the Adventist Church was the largest landowner and the biggest employer, with a huge hospital and medical complex like the San, several schools and two churches. Helicopters, ambulances and employee vehicles were able to evacuate patients before much of the complex was destroyed.

35 However, the wider evacuation plan had a crucial vulnerability. It did not envisage the panicked evacuation of the entire town at once. 86 people died, including the mother of the friend of my son. Like California, this area is becoming hotter and drier. The towering eucalypts are magnificent but highly flammable. We all remember the chaos of 2006 when fire came rushing up the valley to the back fences
40 of homes in the streets to the south of the Fox Valley Road/Comanara Parkway. Panicking residents with their children, precious possessions and pets could not escape, as the only way into this peninsula of 350 households was blocked by the congestion at the intersection. There was no way out.

45 If residents were trapped in 2006, what would happen now? The intersection will be even more congested with the subsequent developments along Fox Valley Road, three huge new and planned developments at the intersection itself, two by the

church. What alarms us - those of us who live here and in the seats are dead-end little streets running off Fox Valley Road between our intersection and the roundabout at Ada Avenue is that not one, no department or authority, has asked the question, "How would the residents of this area escape in time of fire?" I note that
5 there is a bush fire buffer zone in the planned residential neighbourhood, and the residents will be advised to stay in place in a fire event, but as we all know, bush fires ignore buffer zones and panicked residents do not always stay put, adding to the chaos on Fox Valley Road.

10 The San possibly has evacuation plans similar to those of its sister hospital in Paradise, but those plans would add to the congestion on a road already unable to cope on - at peak times. It is always too late as people have died, as in Paradise, to acknowledge what should have been done. The RPS Group report acknowledges that for some in the community the new residential neighbourhood is not a welcome
15 change. Really, why on earth would we welcome the destruction of our cherished neighbourhood? This is part of Ku-ring-gai, the green heart of Sydney, ranked the most liveable local government area in Australia. There is no benefits for our community.

20 The huge residential neighbourhood is neither welcome nor needed. We do not need bulky blocks of units which are visually toxic and incompatible with our zoned low rise, low density area. As they have no medical or religious function, how can their construction on tax exempt church land be justified? What would be most welcome and is needed is a wonderful school with room to expand over the years, a place
25 where students can run free on glorious playing fields and enjoy the value-based education the church claims it offers. The reality is sadly so very different. Like Macbeth, those students are cabined, cribbed, confined, bound in. They can never, ever run free. This area is not the chieftom of the Seventh Day Adventist Church. The planned residential neighbourhood might fill the church's coffers, but the
30 amenity of this beautiful area will forever be blighted and the lives of its residents forever the poorer. Thank you.

MR HANN: Thank you, Avona. Our next speaker is Melanie Martin.

35 MS M. MARTIN: I'll just - um, I've got some photos I need to - - -

MR HANN: Thank you.

MR MILLER: Thank you.

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MS LEWIN: Thank you.

MS MARTIN: I did ask for eight minutes and I was wondering if I could extend a minute and a half more. Is that possible?

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MR HANN: That will be perfectly okay.

MS MARTIN: Thank you. I'm wearing a number of hats today, as a parent - sorry - of children that attend the WAS School, a school that my husband also attended as a child - um, as a child and as a church member. I was born at the San Hospital, as were my children, and I have significant interest in this estate. Like many here
5 today, speaking out against my church hasn't been an easy decision. Thankfully, neither my husband or I are employed by the church, and I'm free to speak of my numerous concerns regarding this development as a whole, and in particular, these modifications. I am grateful to the three affected church communities, the local resident group FRAG, and the parents that have written or are speaking here today on
10 their concerns, as their concerns are also my primary concerns.

Noting the objections of the residential community, church communities, parental community and others speaking here today, we are now into the thousands of objectors. This is not just a couple of crazy old biddies with nothing better to do. I
15 will cover some issues that I'm hoping will be fresh, but I share the concerns others have raised also in regarding to noise impacts on residents and the churches, mental and physical health, overshadowing, proximity and parking. This modification is significantly removed from the original concept approval granted 10 years ago, and worlds apart from what church members were told, which was that the land would
20 remain under church ownership and the development was for essential worker housing and families of patients, and the reason people didn't object in the earlier stages.

What is the point of council and the Department of State Planning setting building
25 guidelines and limitations if these can simply be ignored by developers to the detriment of all the communities involved. Within just a one kilometre radius of the San we are looking at in excess of 1054 residential dwellings, numerous medical consultation suites, shops and cafes. On the south end of Fox Valley Road you have an entire area surrounded by bush – a bushfire zone – with one road in, one road out,
30 and numerous streets, and in excess of 450 residential blocks and existing homes, all that have to evacuate through one set of traffic lights. Browns Road, Lisa Valley Close, Hordern and Terrell Avenues also fall into this one kilometre radius of the estate; all of these also with one road in and out. The safe evacuation of these people is a priority, and the forethought and considered planning for this all falls on
35 your shoulders. I don't envy your position.

The Department of State Planning report refers to the available parking on the street. If this is the street parking currently available on Fox Valley Road around the school I believe this is all about to go with the widening of the road to a four-lane road.
40 Currently in excess of 40 cars are parked along this section of the road Monday to Friday, and often also on weekends. In fact, just yesterday when I did my school pick-up run I counted 59 cars parked between the KU day care and the hospital traffic lights. Where are all these cars going to go? The hospital parking is often very full.

45 With the widening of the road comes the risk of the safety to the children. We have seen numerous cases over the years where cars have caused injury and death, and

Sophie Delezio was one of these many cases I can think of. We sadly saw another tragedy in a school zone just yesterday out the front of Neutral Bay Public School. The play space is mere steps away from the road already and you're going to widen it further.

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The modification has removed, and not catered for, a bike track, which would be an obvious form of transport for local children to access the school. I cannot see how a bike track can be accommodated to run along the front of the school, given the limited space. Bus services in the area are extremely limited, with numerous parents complaining that a five-minute trip home would take their child over an hour if public transport was to be relied upon.

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According to the council and the Department of State Planning report the traffic is fine and won't be impacted. I beg to differ. And there have been numerous cases of people photographing, using dash cam footage and discussing the traffic nightmares that Fox Valley Road, Com Parkway, Pacific Highway, and other surrounding roads regularly experience, and I again refer to the cars that park on both sides of Fox Valley Road. Surrounding roads, including Browns Road, Comenarra Parkway, Kiogle and the Broadway are already congested with cars parked, and further residential streets will be impacted if adequate parking for the current facilities and the residential developments are not carefully considered.

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When was this traffic report taken? From my understanding, it was taken outside the school term and outside peak traffic periods; probably not an ideal indication of the real traffic the community and commuters are dealing with on a daily basis. And this is all prior to the opening of the Parkway medical suites which will cater for just under 1000 patients, staff, and doctors. It is prior to the opening of already approved day care centres in the area, and prior to the school being at capacity, with year 11 and year 12 still to come over the next couple of years.

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There have been numerous instances where the cars are queued to enter the underground car park, and you can refer to page 1 of 4 of the school parking concern images that I have provided you. These cars will soon be queuing on Fox Valley Road at what is, I believe, a still-to-be-determined roundabout or set of traffic lights and, regardless, will be reliant on cars to exit the car park before they can turn in. The images I have provided you will hopefully help you better grasp the issues around traffic and parking that this community is already facing. These clearly indicate the traffic congestion and the need for further considered planning in this regard. You can see there has been no consideration for the school buses, and this modification removes the opportunity for this. The buses won't fit under the school.

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This soon to be a land locked school currently has a grand total of 60 car parks and 40 permanent employees. With the expansion into year 11 and 12 we will see additional employees added to this, approaching closer to 60 full-time staff. So, as it stands, even if only half the staff drive to school we have 30 car parks for an entire high school and primary school, and there is no confirmation there will be any other drop and kiss zones other than under the school building. With the expansion of the

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high school comes students driving themselves to school and requiring parking. It is abundantly clear that any major event, such as Father's Day and Mother's Day celebrations; concerts; fairs; fun days; open days and grandparent's days will be a parking nightmare. There will not be on street parking out the front of the school available. This will significantly affect the current functionality of the school.

This particular modification has numerous additional impacts on the school. The encroaching buildings are taller with an increased footprint and, as a result, has increased privacy issues, safety issues, and solar impacts, which will likely result in rising damp and mould issues that this area, being the highest area for rainfall in Sydney, is already renowned for. Mould and rising damp in the school will be inevitable.

The plans for the tunnel for the children to access the green space are, at best, vague and have considerable safety concerns, as indicated in the Safety by Design Evaluation and Crime Prevention Through Environmental Design which outlines the concerns I have for this element of the development.

The administration of the Not For Profit Adventist Church has a history of selling off assets, including hospitals, within the last decade in both New Zealand and Victoria. What if they decide to privately sell off this hospital? What if down the track, in five, 10, 15 or 20 years, the South Pacific Division was to redevelop their offices; the church; the community centre? These individual areas and facilities need to be able to adequately function on their own without relying on agreements between the structures on the estate for a temporary bandaid parking solution. The impacts on – of this on the other users of the estate are already considerable, particularly when you think of the limitations already placed on the community centre that caters for hundreds of people every weekend paying in a hospital whose parking station was approved on its own needs and not the needs of the rest of the estate, to go to church in the outer suburbs of Sydney, is baffling.

These ongoing modifications over a 10-year period under the now obsolete part 3A, which was originally approved by a questionable government in the time of Frank Sartor and Tony Kelly, seems to be extremely short sighted in its execution. This does not fit the character of the area at all. It will make this area dysfunctional for hospital staff, patients, school users, residents, as well as passing traffic.

While I agree with the removal of block D this does not deal with the other impacts this modification creates for the school, church, and residential community. I implore you to carefully consider all elements of this development as a big picture with the other developments in the area and the new building use that is still to come. I hope that in your wisdom and understanding you can see the infrastructure is not in place to adequately handle this future if approved as is. Evacuation plans for residents must be considered, and the safety for the students imperative. Thank you for your time.

MR HANN: Thank you, Melanie. Our next speaker is Mark Digby.

MR DIGBY: Hello everybody. My name is Mark Digby. Thank you for giving me this opportunity to, ah, speak. Um, I live pretty close to where all this development is happening. Now, I did ask for 15 minutes with an option to extend to 20. I – I may call upon that option to be exercised. Right.

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MR HANN: Mark, let's see how you go.

MR DIGBY: Okay. We'll see how we go.

10 MR HANN: But that – that's possible.

MR DIGBY: I haven't timed and - - -

MR HANN: Okay.

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MR DIGBY: - - - um, I'm not a very professional speaker. Ah, so in regard to the proposed Wairoonga Estate high-rise development, um, I'll begin by outlining some of the issues we are pretty sure will come to pass as a result of this development going ahead and, um, namely, this is increased traffic congestion with knock-on effects extending across the Pacific Highway from Ada Avenue and into Wairoonga Village along the Comenarra Parkway in both directions, including up Kissing Point Road.

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Increased traffic hindrances, such as, ah, the extra set of traffic lights that, ah, is proposed that will allow, um, the high-rise residents to enter and exit their properties. Ah, street tree removal, ah, to retrofit the – the roads for increased traffic and buses and drop-off. Ah, increased fire evacuation risks due to restricted access. Um, an already sub-optimal school development being further compromised. Poor school drop-off planning. Insufficient playing fields. Overcrowding. Noise complications. Further random retrofitting of suburbs with, um, developments, ah, in – in – in streets and suburbs that were never designed to take this type of development. Ah, non-alignment to any comprehensive master plan that we can find. And, of course, they will forever close opportunities to better complement our suburbs and create a – a pleasant environment – ah, living environment in which we aspire to.

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You know, things could've been done, like, um, for example, the – the government could have potentially done an exchange deal for fields and allowed, um, the SDAs to develop Thornleigh Station, above Thornleigh Station, which is close to public transport. But, you know, there's a lot of creative things that could be done but none of this has been considered, and this comes to my next point. Ah, there's so much more to this. The Wairoonga Estates cannot be considered in – in – in isolation. Um, you know, we are not arguing here the fine points of – of town planning. Ah, you know, we are not even arguing the basics. My – my – my heartfelt perception is that the community, thus far, has been badly let down by systemic failures, ah, from a blunt, unsophisticated planning system which extends across all tiers of government, ah, across council boundaries; across many government agencies and, ah, utility easement and trained corridor managers. A system that is so far off world

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best practice that it's often difficult to know where to even begin to object and, indeed, offer suggestions.

5 We have a community which is punch drunk trying to get sense out of the people paid, and paid well, to make sense of these matters. There is plenty of room for improvement. Crikey, these days we cannot even build, ah, a – a road intersection that allows people to turn left when the green arrow so indicates. Out west we see, um, beautiful bush environments bulldozed flat and – and cheek by jowl, McMansions and badly constructed apartments placed on them. We have had
10 decades of poor McMansion architecture. And this is a Sydney-wide story, and quite possibly a state-wide story judging, for example, by accounts from Cooranbong et cetera.

15 Now, it's my perception that the community is not necessarily, um, anti well thought out progress, and nor is it necessarily anti developers per se. Ah, you know, the – there will always be developers; some will be good; some will be bad, and some will be very bad. In our particular case we are unfortunate that we have all the appearances of a secretive controlling business cult, at least in leadership, masquerading as a religion and driving this particular development onto native land
20 to their best advantage, and its intent largely flew under the radar for quite a – quite some time, despite them now pretending to be informative after the fact by a well-honed media machine.

25 It is worth noting that the community was largely sympathetic, in its concept, to further hospital and school development. It is also kind of ironic that the overseas Chinese market that the Wahroonga Estate appears to be targeting, ah, this market no doubt wishing to escape their over-crowded, dirty cities for a more pleasant way of living and are thus attracted to our leafy green, um, hitherto uncrowded suburbs with interspersed green spaces, is – is, in the process, destroying the very thing that is
30 being valued.

35 So we have developers doing what developers do. However, in my view, it is the system of government in their role as development proposal gatekeepers that we ultimately hope to rely on to keep the developers honest. In my view, this is clearly not working. The Libs, as represented by our local MP, Alister Henskens, have effectively rubber-stamped everything that Wahroonga Estate developers want to do, by washing their hands of the process, and Labor, who started the rot, by Frank Sartor, and council defers to the State Government. The tail is really wagging the dog. The character of us – of our suburbs are being totally changed against our will
40 and there appears to be little we can do about it. My perception is that public bureaucracies, under their political masters, perhaps, have been fat, complacent and clumsy, devoid of passion and enthusiasm for the doing things really well.

45 There are not many things we, as a society, are doing well at the moment, I don't think. The very fabric of democracy appears to be failing us. Under these frustrating circumstances one can well see how civil unrest could be seen as a protest option, and is being seen in some quarters, myself excluded before I get arrested on terror –

terrorism charges or something. For example, there'd be nothing like a few empty, half-built buildings burning in the morning freeze to focus minds. I say that partly in jest.

5 Today I would like to talk about a comprehensive well-constructed end-game vision; a vision that sets out – out where we ultimately want to stable our, sort of, land at. A master plan, if you like, that pleasantly integrates our built environment with the natural environment that we have been gifted. Without vision driving strategic direction there's no point in blindly contending to accede to developers and – and
10 making baseless decisions. Any comprehensive end-game vision may, or – or should, include such considerations as population density target; green space ratios; fire risk management; wildlife corridors. For example, why can we not have a koala population living down the road instead of relocating them whenever they are found?

15 Ah, sufficient playing fields for our kids in the right ratios. We have plenty of schools around and a – a shortage of playing fields. And there's one sure way to keep our kids out of mischief, and out of drugs and doing all the wrong things, and that's keeping them well-exercised in playing fields. Ah, we could have fitness parks; business mix; height restrictions; built environment footprint impact
20 considerations; inter-connective pedestrian and cycle paths; pedestrian cycle underpasses and overpasses crossing a busy road; road fencing where sensible so that traffic can resume sensible speeds past schools and – and such like. Speed limits could be reconsidered. For example, you can barely a single car down my street, congested with parking from the San which hasn't adequately supplied parking, it
25 appears. Ah, and this has the same speed limit as an arterial road. And people test that as well.

Well-planned children drop-off ingress into schools, kindies and child care, and this should be a cost borne by the developers on developer land. Traffic flow and
30 management with – with modern tools. For example – and this is just as an example – we could toll non-residents passing through our narrow roads. I mean, technology has moved on. Ah, you know, parking has been not well considered. Alien vegetation of feral animal management; theme building and pleasant vegetative tourist style development, things that other sophisticated cities now take for granted.
35 You know, I'm not sure how people have got out and looked at other cities like, maybe, Zurich or – or – or Oxford, or even London which treasures its green spaces.

Um, water energy and waste management; underground utility examples; ah, under – sorry – underground utility tunnels. Ah, for example, we see these, um, big, like,
40 sausage communication wires dropping lower and lower and almost to touching height, and insignificant little trees getting chopped to hell by some, ah, contractor. However, these are just examples of what we see every day and we just don't know where to start.

45 Ah, building right over train stations instead of needlessly desecrating land far from optimum public transport. Ah, and it just goes on and on. In other words, let's get smart and forward-thinking. Without all this in place, without all this forward

thinking and vision and master plan, ah, which, you know, obviously remains open to refinement at the edges, there's – there's no point carrying on making decisions, ah, because there's nothing to align to. Ah, it just becomes adhocery; pure, straight-out, adhocery.

5

So, in closing – and I'm not allowed to ask questions – I – I – I really have two concerns with – with – with the – with the IPC and panel decision-makers, upon whose fate our suburb depends. And – and these are: I am hoping you have a comprehensive end-game vision, ah, to – to align your decisions with, and I am also hoping that this vision or master plan, this – the well-developed comprehensive vision, meets community expectations. We don't want a bleak paved parking lot to live in. We want a pleasant, well thought out suburban environment in which to live, play, love and work from. That's all I have to say. Thank you.

10

15 MR HANN: Thank you, Mark. Our next speaker is Amanda Barr.

MS BARR: I just need to be able to see what I'm Do you have a Is the projector on?

20 UNIDENTIFIED SPEAKER: Yes.

UNIDENTIFIED SPEAKER: It probably needs to heat up a bit. Yep. Got a Amanda.

25 MS BARR: I'm sorry.

MR HANN: No problem.

MS BARR: Just can we get a break for a minute?

30

MR HANN: No, no. That's okay. All good.

MS BARR: This will be – sorry. Okay. Um, thank you for the opportunity for, um, allowing me to speak. So good morning, um, to the panel; um, Mr Hann, um, Mr Russell and Ms Wendy Lewin. Thank you. I, um – this – anyway. You can just leave it there, that's fine. I'll just say that you need, um – to – they're all numbered, so you can just, um, change them over. But you can just leave it there. Just leave that. That's fine.

35

40 Okay. So, hi. Good morning. I'm Amanda Barr and I am a local resident and a parent – and a parent from the, um, Wahroonga Adventist School. I have a teenage son who attends the school, and he was, um, born at the hospital. He went to child care on the estate and then he went to school at the Wahroonga Adventist School, and we have lived locally just, ah, about a kilometre away from, um, the Wahroonga Estate for 16 years.

45

I, um – I am here today because I would like to object to the recommendations put forward by New South Wales Planning in its final assessment report on modification 8 that it was given you. I – while the residents and the school community are very grateful for – to them for, um, removing block D, I just would like to let the panel
5 know that the school also had to pay for that block of land. So they have purchased, or in purchasing block D from ACA. So that wasn't just given to the school, the school actually has had to pay for that block of land, that 2000 square metres that they were given. So that wasn't a token at all; it was – um, I just wanted to let you know that.

10 Um, however, the removal of block D throughout the New South Wales final assessment report – I'm not very good at reading off notes, so I'm just going to speak. So it – um, throughout its, um, report it is saying to increase the size of the height of the block A, B and C, and its mass is perfectly fine, because there's no
15 impact on the amenity because block D is gone. I would like to say that is no reason to justify the increase of the height or mass of those buildings at all.

On that site, have we just heard from the Wahroonga Adventist Church, it has been there since inception; since 1898, I think, the Wahroonga Estate was set up, so
20 there's been a church there since then. That's over 120 years. We also have – on that site is the, um, Wahroonga Adventist School, and it has been on that site for 114 years. So they are two other users who are locating next to the new development and – and it is called Precinct B Central Church; it is not called Precinct B Residential. So I think that needs to be, um, at the foremost of everyone's mind when they are
25 reviewing the modifications 8. And nowhere through that report does it, like, mention the church in any great details, and it has been on that estate for 120 years, and I think all of these concerns that they have raised today with car parking and their community impact that it will have on their ability to operate on that site is of the utmost importance.

30 I will now go through, um, a few issues that I have with MOD 8. I will not repeat lots of issues that people have raised. The issues that I am raising now will – are new, um, and they haven't been mentioned yet. So, first of all, I, um – I don't agree with, um – that the RL – oh, well, that the building should be based on RLS heights.
35 They should not be used. Um, the council should be able to use height controls in LEP 2015. So the height of the building should be – should have a maximum of A, B and C, and the – the floor directly above the second-last floor should be at 60 per cent in line with, um, council DCPs. Um, it should not be using RLS.

40 Um, the proponent has said that the topography is really steep. I'm not sure how it can be – actually, they say it's an acute slope. Um, it's flat. You've got a car park on it; a huge temporary car park that has over 400 car parks. And I think KM – KMC, in one of their submissions, have said that the slope is approximately three metres between – for A, B, C, and the topography plans of the school in SSD 5535,
45 that has been approved, you can see in their topography that it's about three metres behind. So there really is no reason why they need to use RLS. They can use, um, council's LEP at 20.5 and 60 per cent of the top. Um, also, they can stage the

building if they need to, um, reducing their huge bulk of the buildings and the square blocks, so improving the amenity to both the schools and, um, the churches who were residing next to them.

5 Ah, so the top level of buildings A, B and C, should be at 60 per cent of the storey below, as in line with council DCP. This is to improve visual amenity of the buildings and, also, all the air-conditioning units should be placed in the basement. That's in line with council regulations. This will reduce the noise for the students because of the acoustic noise, if those – um, any air-conditioning units are all on top
10 you've got children, um, in buildings next door, like, with all that concrete, like, the acoustics will be quite loud. They need to be able to study and learn, do HSC exams, play music, listen to music. Even though I believe there's, ah, lots of, um, acoustic, um, soundproofing has been put into the school to mitigate any use from the units, but we need to reduce and comply with council regulations in regard to any, um,
15 machinery on the roofs.

Um, before we go on, I just want to show you the height. So this is a mum who has a drone, and she had a qualif – and she took shots. This is the shot from image number 1. This is block A. So this is block A from six metres, and that is looking down –
20 that's the demountables. This is last year when the school was still being built. So that's the only green spot. Um, just on the other side of the road we've got 2000 square metres, and they've now just built another little green spot here. So from this explore, this is the view, so it's not a great view for the residents, and not a great view for the children. And that's – and the church is just over here, so it'll be over
25 towering the Wahroonga – Wahroonga Adventist Church. That's been there since 1959 – an old, um, art deco type building.

You can – image 2, please. Okay. So this is the south-east corner of block A. So that's moving across. So the library would be built there. So that's overlooking into
30 – you've got children playing in breaks. There's all staggered break times, because you have from prep to K-12 that will be utilising this area and another area up there, because they don't have time to come down – because it's four storeys and three storeys – to get down all these stairs, go down here, and across the road, under a tunnel to get to the other area. So they will always be having their breaks in this area
35 here or on the verandahs shaded in between there. So this is where the children will be spending their breaks. Because they're for 15 minutes, they don't have time to get to the oval to have a break and have a run round. So this is where they're spending, other than lunchtime – at lunchtime they'll be able to go across. They'll – there's more time, or doing PDH – doing PE, but that's where they'll all be and then other
40 things.

So if we can go to slide 3, this is from block B. This is from 22 metres away. So this will be the view on that whole side looking into school. So this is all classrooms in there. There's verandahs. The architect has put, um, blades to – for privacy and long
45 verandahs, so, you know, the residents can't look in. But at all times these – this is the, um – there's three people – adults standing there, so you can see – and this one's

22 metres away. So that's image number 3 from block B, you can read "concrete wall".

5 Okay. Can you go to image 4, please. Um, this is the south-east corner of block B. So this is just another view coming in, um, at the sixth floor height. It's just another view. Okay.

10 Um, we can – if you could turn to image 5, that would be wonderful. Okay. So I'll just keep going. So you can see that this is the space of the – where the units will be. I'll just – so – so where those units – this is the green space. The building's being built, so that's what there'll be looking over where children will be spending the majority of their times in their breaks unable to get to the green space, because it's too far away, it's a multi-storey building, so the logistics and operations of that, getting four year olds to 18 year olds up and down and through that area. I didn't put photos up – anyway.

20 Um, so that is – so with the height of the buildings, you'll have issues with overshadowing, which people have mentioned. You've got the mould issues, lack of vitamin D, because the children won't get enough sun. Um, also those buildings will be two floors above the school, so the children will not be able to see the – any of that 31.5 hectares of bushland on the Wahroonga Estate, because the magnitude and mass of the increase in size of block A, B and C will completely block that.

25 So the – the church is on the other side here. There's – that's the community church there. That's directly in front, so they will – and that's the hospital there. So their view will be blocked all the way across. There will be narrow slits – sorry – there will be narrow slits in between the buildings, but they will at no point in time be able to view any of that 31.5 hectares of bushland. Okay. Except for at some – yeah – anyway. Through windows up on the other corner – I haven't put up – you – you can see some bushlands but you – you know, if you move around, the kids will be able to see through the cracks in those buildings, but it'll be completely blocked. That's what they have now.

35 Okay. All right. Verandahs. Also I just want to add, in the – in the shade diagrams I – I recommend you to have a look at the shade diagrams, because I've just mentioned you have, um, year 4 to year 12 using this area for breaks. So it's very staggered, so it's used all day. So in the winter solace you – I think at 3 pm this is completely covered. So from 1 o'clock it's from half to 2, and by 3 o'clock it's completely covered. Then in the afternoons you have after school care till 6 o'clock, so it will be difficult for, um, the caregivers who look after the children – teachers, teacher's aides – to get across to the green space across the road, or under the tunnel, so this will be in complete shade from 3 o'clock to 3 o'clock. Completely blanketed. So that's with the height of the buildings that they currently have. I'm not sure what the shadow impact will be if they're reduced down to 20.5, because I think they're about 23 metres now. So this is a major issue – is the height of these buildings and the blockingness of them.

Okay. We can go to image 6 now. Okay. So in conclusion for that, I do not recommend that the buildings be based on RLs height. They should be at 20.5 metres. If – if I could change the height restrictions to put on them, I would put them at the same height of the school at 14.5. They shouldn't be taller than the school.

5 That is – yeah – anyway.

Okay. I – um, another, um, in MOD 8, they're increasing the envelopes. Um, so the increase of the building envelopes of blocks A, B and C should not be justified on the basis of removal D. They're saying that it's fine to increase, um – this is MOD 5, by the way. This image is from MOD 5. Um, I'm saying the building envelopes approved by modification should be maintained. Um, the square envelopes that have been proposed are architecturally unimpressive apartment blocks. They are square tanks. They look awful. They're visually uninspiring, and they will not be in keeping with the bushland setting within which they are located. The next protected bush – you can do so many amazing architecturally things vertically or horizontally to fit into the bush landscape that big square brown block units are – don't fit. So how many minutes have I got to go?

UNIDENTIFIED SPEAKER: One.
20

MS BARR: I thought I had – is that for 15?

UNIDENTIFIED SPEAKER: Yeah.

25 MS BARR: Okay. Right. Can you keep going. I'll – I'll just speak to the scale, so

MR HANN: How much more time do you need, Amanda?

30 MS BARR: Image 7. So that's the back of the school. So it was designed knowing MOD 5 – if you can go back to MOD 6. I probably need about three minutes. That's it.

MR HANN: Okay.
35

MS BARR: If you can go back to MOD 6. So you can see the shape. You've got curved buildings, you've got buildings on angles. So the school goes around. If you can go back to 7, so it's interesting, and it's got the blades, and when it was designed and built it was based on the fact that MOD 5 buildings were there, not MOD 8.
40 Okay. Quickly we'll go to MOD 8. This is just the other half where that's the church. This is the location of the church from there, and the library will be built there, and – and the – behind. Okay.

I, um – I just want to go to image 10, please. Okay. I would like a condition placed
45 in modification 8 that there is to be no road widening in front of the school. Um, there's an intersection that forms part of the access road, and in the latest – at a consulting meeting on the 20th of August we have not been given the detailed RMS

plans. I've asked council. I've sent an email to Cassie to see if she could get – so I would probably like to request the detail road – how wide and where they're widening them, because we have not been given that information.

5 Um, those trees are the only trees that the kids can see, and all the classroom windows are in front there. They cannot do deep seed planting on the other side of the school fence, because the basement is below, so the ground level is too low to plant trees that side inside the school fence. So the road widening is a metre and a half. So those trees will be all gone and that's – and there's all play space in front of
10 the school there. So that's all junior school play space. So you will have a road, those trees will be gone, there will be a metre and a half, and that's how narrow the footpath will be in front of the school.

So I – can you go to 11. Okay. So this is opposite – on the opposite side of the road.
15 This is an admin building. They have a large verge, 20, 30 metres in places. The road widening should happen there. There's less traffic. It's just offices on that side of the road. Um, on the opposite – other side of the road you've got the hospital, so, you know, there's 4000 staff that work there, 120,000 patients going into hospital, another 58,000 – you've got a child care centre on the hospital. So the road needs to
20 be maintained, so you can have people, um – you can have bikes, you can have people with prams, you can have elderly people. So all the pedestrian access should be happening on the – on that side. And on this side they're only doing from 10 centimetres to 30 centimetres. So they have all of this – it's just offices. All the staff park behind this building. Rarely used in comparison to the other side. So it's really
25 unsafe, and the other – so the school should not have road widening of a metre and a half in front of it. Okay.

Um – um, just another request. I would like a bushfire risk assessment done of the school. We have next to the school, and where the units are, the Clark building that's
30 covered in, um, flammable cladding – a huge building. And, to my knowledge, um, the last helicopter – ambulance helicopter that landed at the San was 2016. It doesn't have a compliant helipad. So a bushfire risk assessment needs to be done. And thank you very much for your time today. And I would, um, appreciate if you can consider all the issues that I've raised, um, and how they impact the school. Thank
35 you.

MR HANN: Thank you, Amanda. Our next speaker is Christopher Lambert.

MR C. LAMBERT: Good morning. My name is Christopher Lambert. I'm a
40 member and presenting on behalf of the board of the Seventh Day Adventist Church – Wahroonga Seventh Day Adventist Church. Whilst we understand that the commission is only dealing with MOD 8, our church remains opposed to the entire development. The development is not in the best interests of the local community, the Wahroonga Adventist School or other stakeholders, including the two Adventist
45 churches. The estate should remain for the public benefit of the community, including the public services provided by the school, the hospital and the two churches. The development will have adverse effects on the community and should

not proceed. Selling the land for residential units is not in the best interests of the local community or on the estate stakeholder.

5 Our submissions regarding MOD 8 are as follows: Firstly, we recognise the removal of the proponent of block D and the subsequent creation of the open green space for the community and specifically for the school between their structure and the part oval. We also know that the school in – as a local entity had to purchase that from the estate, so it wasn't given, it was actually paid for. However, we remain
10 concerned that the specific concerns for the community and our church activities are not adequately dealt with in MOD 8. Specifically blocks A, B and C have increased in height to offset some of the proponents lost from block D. This is surprising to us as – that there is only a minor decrease in the total number of units proposed. A reduction from about – approximately 240 to 220. As we understand from the verbal engagement by the proponent at the public meetings with the community last year
15 that it would be in the order of around 170 units.

Blocks A, B and C have now been drafted to be in closer proximity to the church and the school. Specifically block A is now very close to the church. This will have an
20 even more detrimental impact on the church's activities and its ability to act as a church as it has for the last 100-plus years in the community. We are a church for the positive impact in our community. We run activities that do make noise and require night lights. We run children's programs across many age groups, um, the nought to five, the five to 10, the 10 to 18, and these all make noise, as you would expect. We also have a church organ that understandably requires practice during
25 the week and during the evenings. And as a church, we run a variety of concerts, not just at Christmas and Easter, but throughout the year at night.

The increased proximity of block A to the church will have serious negative impacts on the quiet enjoyment of our activities for and in the community as a 100 year-plus
30 church – plus tenant in and on the estate. We don't want the same mistakes of poor planning to arise whereby residents move in and then object to the activities that the local area has benefited for those 100-plus years, and we don't have – we don't want to have to be defending our activities in front of council and/or Land and Environment Court's hearings. Might I suggest a bit like the fiasco at Luna Park.
35

The increased proximity of block A to the church will have a serious lack of solar access for the church and its activities. From a planning perspective, we are at a loss
40 on how that is even possible in a Local Government area that quite rightly prides itself on being an open green and community living suburb.

Traffic. We reject the opinion that traffic will not be an issue because of the timing differences between the school drop off and pick up and the potential residential work travel schedules. The original concept plan did have a notion that such a
45 housing development would be for estate or local workers and, therefore, proposed more car sharing and bike commuting elements. In the original approved concept plan, that was approved on that basis. But today an incrementally sneaked in over modifications 1 to 8, there has been a huge pivot, almost 180 degrees, for the number

of cars that will be coming and going onto the estate. We concur not only with the school parents and the community concerns on this, but also that this increased traffic on Fox Valley Road, and in and out of the estate, will add to the safety concerns of the children's activities and the elderly members who attend and visit our church as part of our community.

We would request at least an updated traffic report be undertaken that is at least contemporaneous to the current traffic conditions in 2019/2020 and not 2007 to 2010. Indeed, we were originally advised that the Fox Valley Road was to be widened in conjunction with the proponent's expansion plans for the San, the school, and now the San Clinic on the corner of Fox Valley and – and Comenarra Parkway. We have yet to see any of these infrastructures updates to – to deal with the traffic issues. Further, we would suggest that if we had seen that infrastructure, the real issues of traffic would be clear for all to see by all the parties, including the RMS, council and other planners.

Parking. Related with the traffic issues remains the concern that parking for tenants and visitors on the estate has not yet been adequately addressed by the proponent. We have heard from today from other tenants, users and visitors of the estate, of the lack of car parking given the current seeding plans and – and expanding school size of the existing structures. The traffic issues will only compound in this area as more cars are forced to park on nearby streets creating more hazards for pedestrians and traffic generally. These car parking issues are not yet resolved. Instead is only being compounded by more traffic and the visitor car parking requirements to and from the approximately 220 residential apartments.

Again, we thought that the removal of block D would at least, if only incremental, move towards an improvement on this safety risk, but with the increased height of blocks A, B and C, the total number of units, and, therefore, the car parking, ah, and traffic, has not been adequately dealt with in this modifications, but rather the cumulative modifications 1 to 8 continue to build momentum against the original concept of local working, car sharing, bike riding, community housing. Thank you very much.

MR HANN: Thank you, Mr Lambert. Our next speaker is Yen Heng.

MS Y. HENG: What has it done? Good morning. My name is Yen Heng, and I speak as a local resident in the Wahroonga area. My family and I moved here – moved into the area because we loved the green leafy outlook with its serenity, its birdsong, its clean air and relatively low traffic volumes. It is, or was, a small village with little opportunity to expand due to the limited – due to the limited opportunity for the roads to be widened. I speak as a mere resident. I do not have the resources to commission, um, traffic studies, environmental impact statements, nor do I have the means to mount PR campaigns, much like the open evening held by the Wahroonga Estate recently to talk to, or rather talk at the community. I care deeply about what is happening in and around my home, but I'm getting ahead of myself.

I speak also on behalf of the Fox Valley Region Action Group, also known as FRAG, which comprises a group of about 145, 150 residents from the area. This group was formed only two years ago in response to burgeoning inappropriate development in the area. At that time it had about 30 members. In the two years since our
5 membership has increased fivefold, a significant increase when you consider that it ran – it's run entirely by volunteers in their spare time, has no funding behind it, and is based solely on donations of time and money when needed. In short, it operates on the smell of an oily rag.

10 Now, FRAG was originally formed in response to a proposed 127 place child care centre on the very busy intersection of Fox Valley Road and the Comenarra Parkway. This proposed development was going to demolish three current houses, that probably had an average of about nine to 12 people occupying it, and replace it with something – something in excess of a tenfold increase in terms of people
15 entering and exiting the child care centre. Despite a large vocal opposition to the proposed development, Ku-ring-gai Council decided to approve the development. That decision was referred to the – to the Ku-ring-gai Council Local Planning Panel, which in its first sitting considered the child care centre and highlighted concerns about additional traffic, and in its – in its determination it stated that there was a need
20 to address traffic – additional traffic issues in all current and future development applications, but this has certainly not been taken into consideration by any other development applications since.

Since then other developments have happened, applications have been proposed,
25 child care centre in 44 Fox Valley Road, aged care living, I think, in, um, Ada Avenue, and the elephant in the room, the Wahroonga Estate and the numerous modifications. Our concerns with the Wahroonga Estate are many. The development was first mooted by the hierarchy of the Seventh Day – of the San – Seventh Day Adventist Group in its numerous guises and forms. They – they come
30 under various, um, acronyms, SPD, ACA. I don't know what they are. But it was mooted by the – by them almost 10 years ago. Much of the data on which that proposal was based, namely data on population, on demography, on traffic patterns, traffic volumes, commercial usage, that data is now so out of date it is obsolete. We know, we live there.

35 The approval of the estate was also questionable at that time, because it was generally believed to have been made under very questionable circumstances, and in the absence of wide publicity and genuine consultation. Suffice to say that the then minister concerned, Frank Sartor, left government under a cloud soon after the
40 project was approved. He has since been heavily criticised by the judge of the Land Environment Court in relation to another environment which he approved using his special powers, as he did with the Wahroonga Estate. Frank Sartor admitted to the court that his decision was only made because it seemed like a good idea at that time.

45 The MOD – MOD 8 modification now proposes an amendment to the original development almost 10 years after its first approval. Why is this allowed to continue? How long is a piece of string? How much longer can they continue to

make changes, particularly without any real consideration of the many and varied changes in traffic, population, commercial usage in the 10 years since?

5 Some parts of the estate came from donations of land made by the church
congregation many, many years ago. The church has owned this land for all these
decades and, as a charitable organisation, been able – has been able to avoid many
fees and taxes on the unused portion of the estate. It now proposes to commercialise
and profit from this land which – some of which was donated to it – this land, which
10 has increased significantly in value. Should it not, therefore, have to pay for some of
the taxes from which it was previously exempt? Not only is it profiting from – partly
from donated estate, it is choosing to do so in the most obscene way possible by
desecrating the environment and the community look and feel that most of us local
residents love, clearly, since we chose to live and build our lives in this area.

15 The church – and I use the term "church" loosely as it does not appear to be a church
that loves thy neighbour, despite what it may espouse publicly, has long ceased to be
a church. It has become an organisation that has extended its reach from religion
based community support to one of purely and simply a money making enterprise,
and should not be allowed to profit from these donations. In doing so it has been
20 condemned not only by the residents living in the community, but also by the
congregation of the churches that sit within the estate and the parents of schools –
parents of students in the schools.

FRAGs biggest concern is about the extreme traffic congestion that already exists,
25 especially the facts that decisions on development applications are made by Ku-ring-
gai Council, made as these – these developments sit in a vacuum and not within a
community that is already experiencing extreme traffic congestion. The number of
additional vehicles on the road should be considered in the context of all newly
approved and yet to be considered not – development applications, not just the DA
30 under consideration in isolation.

As I said before, the – the local planning – the Ku-ring-gai Local Planning Panel
highlighted concerns about additional traffic in its decision on that proposed child
care centre, and so we do not agree that the department's decision not to hold another
35 traffic study. We consider a comprehensive traffic study conducted during morning
and peak – and morning and afternoon peak hours on a weekday to be essential as
the traffic congestion during those times has exploded by many, many orders of
magnitude since when the Wahroonga Estate was initially a twinkle in somebody's
eye.

40 Just as an example of the extreme traffic congestion, it took me 25 minutes to travel
from the intersection of Comenarra Parkway – oh, sorry – from the intersection of
Fox Valley Road and Pacific Highway to – to, um – to the intersection of Comenarra
and Fox Valley Road. That is a distance of about – I have it here – that's a distance
45 of 2.3 kilometres and, therefore, equivalent to a speed of about six kilometres per
hour. It would be faster to – to walk frankly.

The other big concern that FRAG is very concerned – is – is very concerned about is that the Fire – New South Wales Fire Brigade does not appear to have any issues with this proposal. The area south of the intersection of Fox Valley Road and the Comenarra Parkway is a designated bushfire prone area. There are 10 roads leading
5 into Fox Valley Road, and Fox Valley Road is the only exit road for all the residents of those – all those 11 roads, including Fox Valley Road itself. It is a bottleneck. There are – as somebody has said, and it's correct – sorry. I need just a few more minutes.

10 MR HANN: That's okay.

MS HENG: There are about 450 dwellings on those 11 roads and not – that's not counting the row of shops and clinics right at the centre – right at the intersection. This is potentially between about 800 to 1200-plus people and pets, if we factor two-
15 plus people in each house. In the event of an emergency bushfire, these 1200 people and pets would be trying to escape via the bottleneck that is Fox Valley Road and Comenarra Parkway intersection. The Comenarra Parkway itself could be blocked by fire in both directions. As Avona Butterfield said so eloquently, the California fires in Paradise in 2017, and also this past month here in New South Wales and
20 California, should be a wakeup call to all of us in our situation here.

For the record, as somebody else has mentioned as well, the last bushfire in the region south of the Fox Valley Road intersection was in 2006 and residents were notified and placed on an alert to leave their homes. What we are discussing here is
25 not conjecture or speculation. It has actually happened, and in all likelihood is on the cards to happen again. And the San, Adventist Church, whatever they call themselves, think it's fine to build another 200 and whatever number of units in this area with no care and thought given to the evacuation of the entire community, not just that block of residents, in the event of a bushfire. The additional traffic
30 generated as a result of the Wahroonga Estate will make it very difficult for the 1200-plus residents in the lower Fox Valley area to exit safely in – in the event of a bushfire evacuation. Residents and small routes off the Comenarra Parkway will also have difficulty getting out as there are no traffic control systems or pedestrian crossings to avoid – to assist them.

35 The above bushfire emergency evacuation situation is such a sobering reality, it is not funny. As members of FRAG we can't help but wonder whether State Government officials, state politicians, Local Government officials, local politicians realise exactly what they're doing if they allow this monstrosity that is the
40 Wahroonga Estate to continue to proceed. It is such – the above situation is such a risk – such a serious risk, not only for those who live in the area, but also for those who work and visit in the area. Our politicians and bureaucrats, do they want the equivalent of a fire such as that which happened in Paradise in California on their conscience? I hope not.

45 Thank you for this public meeting. For most of us you are our absolute last resort. A plea for some sanity in this hypocritical and obscene slight by the San towards

maximising profits at any cost and with absolutely no care for the community with which – within which it exists. To the San, SPD, whatever they call themselves, I say to you, you may win this battle, but you will not win the war. Your name, your brand is already so tarnished within our community, and via word of mouth, your
5 hospital, your school, your church, your values, such as we may call them, will be forever tarnished in the wider community. That will be your lasting legacy to future generations. Thank you.

10 MR HANN: Thank you, Yen. Our next speaker is Chanel Gibson.

MS C. GIBSON: Thank you for this time today. My name is Chanel Gibson, and I speak as a very close resident for over 30 years of the Wahroonga Estate. I'm also a member of Wahroonga Adventist Church, and I'm also a parent of Wahroonga
15 Adventist School.

Um, we all know that we have a youth mental health crisis in our country. Lifeline states that suicide remains the leading cause of death for Australians aged 15 to 44, and, of course, there is much more to the mental health crisis than suicide.

20 I oppose this development in its entirety, which appears to be the love child of a long series of very poor decisions. I oppose it for many reasons, but today I will attempt to curtail my heartbreak and focus on how the increased height and bulk of the buildings, along with the clearing of the trees on Fox Valley Road, will eliminate all views of leaves from the classrooms and adjoining outdoor areas for our students.

25 MOD 8 relies on the widening this road for their private road and for the intersection to access that. This is fairly new information to us. Also the redistribution of the apartments from block D does not solve this issue of visual connection to any leafy outlook as there are no classrooms or student spaces on that small north-east corner.
30 The only benefit of redistributing the apartments from the block D space is that it will enable students to filter from their concrete bunker of a building down through a concrete underground tunnel onto a fairly narrow and useless sliver of undulating land, most of which will be taken up by the concrete exit from the tunnel, all at the cost of the school.

35 To access the inadequate patch of grass that is referred to in the department's report as playing fields, I can assure you that there is not even one playing field suitable for playing any sport. It is not large enough. It is certainly not plural playing fields. The original concept of these buildings that was presented many years ago was well
40 before the school was going to be on that space, um, and they marketed it to us as having wide open shared green spaces to benefit the community. Um, this current situation is far from it. I can also assure you that as a teacher of young children myself, that many children will find this convoluted underground journey anxiety inducing, and they will choose not to take it, and they will remain in their locked
45 concrete area, as you saw from the photos, that AstroTurfed area that will be completely locked in.

But back to the views of green space. There is an ever growing raft of research that shows that views of green space are, and I quote, "essential to human health". Professor Kuo from the University of Illinois this year stated that:

5 *Views of green space have the benefit of longer lifespan, improved cognition, reduced ADHD and better interactions between humans.*

Conversely:

10 *Humans living in landscapes that lack trees –*

which is exactly the situation we have here –

15 *or other natural features undergo patterns of social, psychological and physical breakdown similar to animals who are removed from their natural environments.*

The increased height and bulk of the buildings, along with the removal of all trees on the other side of the school, seeks to do this to our children. Additionally, the now
20 apparent increase of the boundary of the actual apartments – this was new to us at the information session – and I'd request I just have a couple of more minutes. I'm sorry. I wasn't sure how long this would take. The information session in August was new information to us where it showed where the actual boundary of the owned land of the apartment is larger than what we were ever aware of before.

25 So there's currently green space which is accessible by the churches, um, and between the churches and the playing field, which is used on weekends by the churches for their children's programs at times, um, that route now is now going to be owned by the apartments, and I'm sure there is a likelihood that it could be a gated
30 community with swipe card access, and so there is no connection there. So essentially my children, who attend the school, and then go to children's programs on the weekends at the church, will be impacted by this six days, possibly sometimes seven days a week.

35 Um, also if you'd like Australian data on the green space issue, the University of Wollongong recently published data from a longitudinal study of 10,000 Australian children showing the importance of greener neighbourhoods with measurable differences in mental and physical wellbeing.

40 As residents who have – who with great sacrifice have chosen to live in Sydney's leafy Upper North Shore, this modification further destroys school – school students and church members' connection and peaceful enjoyment of this neighbourhood. With no direct residential neighbours to this development, I beg that you listen to the church members and school parents' opposition to this.

45 Um, I also just wanted to mention that the community drop-in information night in August provided inaccurate and misleading information and images to the public.

When questions were asked, conflicting answers were given. Um, they included outdated and out of scale maps of footprints of the buildings, and they gave artist impressions of the four lane intersection to the MOD 8 private road, which should have shown the road and four lanes and traffic lights or a roundabout, but instead
5 showed an empty two lane road, and the space where the private road should be was filled with trees. Um, I find these deceptive acts ridiculous, and they have likely minimised the objections that you have received because the public was given inaccurate information. Thank you for your time, and I will pray for you as you consider this.

10 MR HANN: Thank you, Chanel. Our next speaker is Michelle Roberts.

MS M. ROBERTS: Hi. I'm Michelle Roberts, and I'm as nervous as all get out, so I wish somebody would video this for my child who hates public speaking as well.
15 Um, so thank you for allowing me this opportunity to speak to you and express my ongoing concerns about the proposed residential build at the Wahroonga Estate Concept Plan Module 8. I'm not a town planner. I'm not a lawyer. I'm not someone who's studied in this area of development. However, I'm a mother of three children who attends the Wahroonga Adventist School. I'm part of the Seventh Day
20 Adventist community, and I'm also part of this local community.

What I believe I can enlighten you about today is the wellbeing of our children and the people in our wider community. My background is as a professional – is a social worker, and I've had 25 years experience in mental health. I work on a crisis team,
25 and I see lots of young people from the ages of eight and up. I could provide you with numerous articles doing a simple literature review that will support my following concerns about the current module 8 proposal. Firstly, with the increase in height, it will make what already feels like a concrete jungle, a war bunker. Instead of seeing bushland, having a sense of open space, fresh air flowing, the school – the
30 school will be squished next to another concrete jungle. In a modern era where we know the value and fundamental importance of our connection to nature and open spaces, it greatly concerns me that this does not appear to be considered.

In an article published by Yes magazine called We Know Nature Makes Us Happier,
35 it reported the following:

*Scientists are beginning to find evidence that being in nature has a profound impact on our brains, our behaviour, helping us to reduce anxiety, brooding, and stress, and to increase our attention capacity, creativity, and ability to
40 connect with other people.*

As a mental health clinician, the World Health Organisation is stating that the burden of disease will be depression/anxiety. I'm now seeing children as young as eight years of age presenting to the emergency department with the desire to suicide. The
45 life is no longer worth living. Society as we know it is changing. People are spending more time inside and online, especially our children.

You as the panel have the capacity to ensure that this residential build is not taller and bigger and closer to the school. My preference is to have no residential build at all, but, at the minimum, please do not allow them to go higher and bigger. I believe my children, as other children, have a right to turn up to school and to be able to look
5 out the window and see the sunshine and a tree line. To my knowledge, the SPD own about 32 hectares of land around the Wahroonga area. Those trees are protected. Why aren't my children? You cannot tell me that these trees have more value than a child's wellbeing. I'm not saying we don't need trees. I'm fighting for the – the nature part of it, but we also need to be looking at the welfare of our
10 children. Maybe some of those hectares should be rezoned. Just a thought.

I'm not sure if you are aware, but the Wahroonga Adventist School has been part of that Wahroonga tapestry for more than 105 years. They have been based on this location all this time. That has to be given to them some consideration. I'm not a
15 lawyer, but I wonder if it gives us squatter rights.

Secondly – secondly, another one of my main concerns is the proximity of the residential build to the school. I recognise there are unit blocks and houses near other schools, but how many of them are, like, six metres away? We also need to
20 change history, but we – and we have that opportunity here. Let's learn from those bad experiences. When you have a choice to not build 200-plus units next to a school in this current climate, why are we consenting to that? We know more than ever the risks to our children around exploitation, trauma, sexual abuse. We know how sophisticated paedophiles can be. We know the impact of substance use and
25 family violence can have on the wellbeing of our children, which makes school space even more important in recognising its needs to be a safe place. That, to me, means where children cannot be spied upon. That they can walk freely to their play space. That is a place where they want to go and learn and play. But if you build this residential block as proposed in module 8, you will destroy this school.
30

In a society where a sense of belonging is becoming even more crucial, spaces like this school, which is designed to nurture, embrace and enhance, is vital. I could go on, but I think you have got my point. Module 8, with its proposed increased height and proximity to the school, will have a significant impact on the life of the school
35 and, even more importantly, on the mental wellbeing of our children, and I see that first hand every day. I see the impact of mental health. It is growing, the risks are higher, and the devastation is real. I've got one sentence. You have an opportunity as a body of people to change that pathway and to ensure a good outcome. Thank you for your time.
40

MR HANN: Thank you, Michelle. Our final speaker for today is Elizabeth Campbell.

MS E. CAMPBELL: Thank you for this opportunity to speak against this proposal.
45 I have been a member of one or the other church on this estate since 1957. I spent a few years overseas, but I do have strong ties to this estate. At a business meeting, the 28th of October, the Fox Valley Community Centre Church board requested me to

represent the views expressed during the previous meetings and this meeting. The members of this congregation – the membership of this congregation is 415 people, and includes parents and grandparents who attend the school.

5 We object to the increased height of the building and the development as outlined in modification 8. All of the speakers before me have all outlined their objections. I could add to those, but I will just briefly refer, the increased overshadowing is appalling and has incredible negative effects potentially for generations of children who will go through this school, and the staff. The increased overlooking raises student safety issues, and you've heard those referred to repeatedly. The total indifference over the past nine years to the multiple concerns of the local community, as well as the church community, is demonstrated by the lack of public meetings. I'm hardly started. Can I have a little longer?

15 MR HANN: Yeah. Yeah. That's fine.

MS CAMPBELL: Our strong objection to the principle of overdevelopment continues, and its restrictions on the potential future development of the school. You've heard repeatedly the traffic and parking issues. We respectfully disagree with what section 43 has to say. Traffic will increase, and we have 200 extra students that will be drivers, so we disagree completely. At peak times – again, this has been repeated several times in previous speakers – further assessment of the traffic load is urged, as I'm repeating what has gone before.

25 The concept plan has not addressed the parking needs of the Fox Valley Medical – Fox Valley Community Centre, only the parking needs of the development. Fox Community Centre includes many, many – 22 different activity groups through the week. We have just three disabled parking spots and eight parking spaces for over a – a facility that will have – will accommodate over five to six hundred people. This is grossly overlooked by the concept plan. Each week 250 to 300 people attend two church congregations that meet on Saturdays and Sundays, and we require the best estimate would be at least 150 parking spaces that at the moment are the place where the development will be placed. There is a significant need for extra parking spaces.

35 And, of course, I'm the last speaker, so the proximity and noise issues have been already dealt with. Um, and we're grateful that the block D has been deleted. And at one of the meetings that I attended – at a business meeting, one of the grandparents said, "Has the time arrived for block A, B and C to be deleted from the concept plan, or moved to another part of the estate?" Such action would address the multiple objections that you're hearing surrounding – from the surrounding communities. In addition, and importantly, it will provide a close, easy accessible evacuation refuge when a wild fire comes through, as it will. This could provide a refuge for the whole estate and the local residents within a one kilometre radius during such an event. The membership of the Community Centre Church adds its 415 objecting voices to those other groups who have – you heard from this morning. Thank you.

MR HANN: Thank you, Elizabeth. Thank you for attending today. That completes the public meeting. Ah, can I remind you that if you've got submissions you wish to make, please have them in by Thursday, the 14th of November, I think is correct. So thank you all very much. Thank you for attending, and particularly thank you for those that spoke.

RECORDING SUSPENDED

[11.24 am]