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Independent Planning Commission
Level 3,
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To Whom It May Concern:

I would like to express my concerns over Modification 8 of the Wahroonga Adventist Estate.

I would like it noted that I am not Anti development, particularly when it is reasonable, considered development that fits within the character of the area. My primary concerns relate to Blocks A, B and C.

Parking: I have 2 children that attend the school and cannot express how concerned I am that this modification does not appropriately deal with parking. There is already such limited parking under the school especially considering the Street parking on Fox Valley road will soon be gone. At any special assembly, concert or event 60 Car parks would cater for the parents of 2 classes of children. Many families are divorced or separated and therefore the parents would attend separately, grandparents might also attend or one parent may come directly from work. How does Modification 8 adequately deal with the traffic and parking issues the school will need to simply function as a school. I believe that by the time the school is at capacity there will be close to 60 teaching and admin staff alone.

There is not a single school in any of the surrounding suburbs that would be limited to 60 Car parks and no available Street parking. The School should not have to rely on the good will of the Hospital or Wahroonga church to cater for its parking requirements. These facilities are already under parking strain and the hospital parking was approved based on its own existing needs.

Just this afternoon the High school Principal, Mr St Mart, was on site and noted the bank up of cars extending from under the school car park out onto the paved area. The car park was full and there were numerous cars parked behind the school. One mother shouted out that the line wasn't moving so she gave up and parked behind the school along with many others to avoid the congestion underneath the building. These cars will be forced to bank on Fox Valley road in both directions as there will be no other alternative. What happens if a car was to break down on the entry or exit ramp? There would be no other way for the children to access the school. It is simply not feasible and will frustrate other Fox Valley Road users.

Tunnel: The access to the inadequate grassed area is also of concern. The acoustics within the tunnel and the claustrophobic environment will be problematic for children on the spectrum and with sensory processing disorders many of which struggle with echoing and confined spaces. I also have concerns relating to how this will be kept clean and safe. Will it be usable in periods of heavy rain? Tunnels are notorious for criminal activity and antisocial behaviors. The tunnel access will take up considerable space of the D block that has now been purchased by the school. I would like further clarity on how the tunnel will operate and what materials will be used.

Evacuation of school children through the Tunnel. - If there is a fire at the school where is the evacuation point for the school? Currently it is the existing Green space. How many people can you evacuate through a tunnel in a reasonable space of time. When the school is at capacity you could well be looking at 850 - 1000+ teachers, staff, children and possibly parents that would need to evacuate through the tunnel. The panic of this would likely cause significant confusion and the possibility of injury with the pushing and shoving of a stampede.

Solar impacts: The increased size of the towers bring further concern with the shadowing to the school. Turramurra and Wahroonga is known for having the highest rainfall in Sydney and therefore residents suffer the issues around mould and rising damp. The shadowing of these towers will directly impact the school. The wind tunneling effects will also be significantly increased.

Mental Health and Wellbeing: Limiting the access for students to their open space and the years of construction noise will be significantly damaging to the students. The increased height and footprint of Mod 8 exaggerates the concrete fishbowl these children will be in. The children on the spectrum will be at a further disadvantage.

Trees: The removal of the trees out the front of the school is devastating also. There are NO other Established trees on the school site and the basement car park makes this nearly impossible to rectify. The lack of visual connection to trees and significant open space is so concerning for a school on the LEAFY NORTH SHORE in the outer suburbs of Sydney.

Noise Issues: The school bell and the children playing at Lunch time and recess can be heard across the valley and I think the noise impacts that the Churches, School and Community Centre users will have on the Residential apartments will be considerable. One only has to think about the effect the residents have had on Luna park to see that that potential for the existing function of these land users could be significantly affected.

Where is the evacuation point for the Local community? Many local residents believe they are meant to evacuate to the SAN in the event of an emergency. The location behind the school was the obvious spot for the meeting point? So many surrounding roads rely on one intersection to evacuate from. The Intersection of Fox Valley Road and Com Parkway is the ONLY evacuation point for all the roads to the South - such as The Broadway, Kiogle, Muttama, Moona, Wangalee, Beltana, Luna and Kerela - This is hundreds of homes relying on one intersection to evacuate.

Environmental Concerns: I have concerns for the increased pollution that Coops creek will see as a result of this development. There are protected species and a stunning natural environment that is worth protecting and preserving. The water run off has already impacted this area and will only increase with the development and increased pedestrian traffic.

Finally I request the panel acknowledge the lack of infrastructure in the area to cope with the current approvals and developments that are not yet in use. The Parkway on the corner of Fox Valley Road and Com Parkway will see approx 1000 patients, visitors, Doctors and administration staff at any one time. There is also an approved Day care diagonally opposite to add to the congestion of the intersection. The bus timetable for the area is substandard and irregular at best and with the school still to reach capacity the road congestion will increase dramatically.

Please consider very carefully the decision to approve Modification 8 as this approval will irreversibly damage our community forever.

Sincerely,

Nathan Fehlberg