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Independent Panning Commission
Wahroonga Adventist Estate Mod 8
Level 3, 201 Elizabeth Street
Sydney NSW 2000

I object to the Wahroonga Estate Concept Plan MP07_0166 MOD 8 for the following reasons:

The open space provided by the proponent is not conducive to active recreation for school students or the community and, if allowed to go ahead, this development may have long-term health impacts on children presently attending the school and in the future.

The school students, particularly as Years 10-12 students are added, need a physical space for active recreation that supports their learning and mental health and wellbeing through the parasympathetic benefits provided by vigorous sports such as soccer, touch football, and track and field. The small token of land earmarked for the school is not large enough to conduct any of these sports safely or enjoyably. If active sports like this are to be offered, students need to be bussed to sports fields which are really designed for use by neighbouring residential communities. This is a burden on time, finances, resources and the environment and poses its own safety issues for students.

The bulk and scale of this development is inappropriate within the context of the village of Fox Valley, Wahroonga. The four to five, multi-storey apartment buildings will overshadow the school, will block the view of the Coops Creek tree canopy to students and staff, and is of a style and scale more suited to a location near a major shopping district or train stations. The area of land the proponent wishes to develop is NOT within easy walking distance of either a train station or a major shopping centre.

This modification is only one small aspect of the proponent's overall residential development plans for the pocket of land they own. Judging the current MOD without considering the full picture – including several other proposed residential towers – is poor governance as it will affect traffic congestion, increase parking challenges for hospital patients and visitors, and will present bushfire evacuation safety risks by trying to cram more people into this small pocket. It will completely change the amenity and live-ability of the area and is not in keeping, architecturally, aesthetically or in size with other, adjacent housing.

The size and scale of the residential development will land-lock the Wahroonga Adventist School and stifle future growth of the School, and will be unable to meet community needs. The rezoning of the land where the Wahroonga Adventist School is now located was carried out many years ago because the proponent saw no value in a school at this site and so planned a high-

density residential community at 189 Fox Valley Rd, at the intersection of the Comenarra Parkway, where the Wahroonga Adventist School was previously located and various other parcels of land within the precinct.

In order to make way for the multi-storey residential buildings intended for the intersection of Fox Valley Road and the Comenarra Parkway (original Part 3A concept plan approval), the school was forced to relocate and in that process the proponent was successful in rezoning the land currently under review which meant that the school had to be a multi-storey building. However, it also meant that the large playing field the school enjoyed for decades was taken away from the school and no equivalent sized playing field reinstated for the school's use. As mentioned, the small playing field is too small for adult-sized teenagers to play typical high school sports. So they've tripled the pupil capacity of the school and slashed the size of the playing field by two-thirds.

If these proposed residential buildings are permitted it will prevent the school from being able to grow with the increase in area demand for affordable, co-educational schools. The local public schools are already under pressure and bursting at the seams, the local private and independent schools have huge waiting lists and are often too cost-prohibitive for many of the residents in surrounding areas such as Hornsby, Thornleigh, Turramurra, St Ives, Asquith and Mt Colah where already dozens of high-rise, high-density residential buildings have been constructed in recent years. Berowra, Mt Kuring-gai, Cowan, Brooklyn, Galston and Dural are also home to families that send their children to Wahroonga Adventist School. There is opportunity for the proponent to work sensitively with the broader community to ensure the longevity and sustainability of the Wahroonga Adventist School for decades to come, and support the local communities and their growing families.

The open space provided by the proponent is not conducive to active recreation for school students or the community and, if allowed to go ahead, this development may have long-term health impacts on children presently attending the school and in the future. The school students, particularly as Years 10-12 students are added, need a physical space for active recreation that supports their learning and mental health and wellbeing through the parasympathetic benefits provided by vigorous sports such as soccer, touch football, and track and field. The small token of land earmarked for the school is not large enough to conduct any of these sports safely or enjoyably. If active sports like this are to be offered, students need to be bussed to sports fields which are really designed for use by neighbouring residential communities. This is a burden on time, resources and the environment and poses its own safety issues for students.

The building envelope is as close to the Asset Protection Zone as they can get, yet there is little by way of a "Child Protection Zone" to safeguard the health and wellbeing of children from predators, mental health support, or their physical development and proprioception. The increase in bulk and scale of these residential buildings will see it come as close as 6m to the school boundary, which is as little as 10m to actual students playing in their play space.

The proponent's property development company, Capital Bluestone, have cynically named the proposed residential towers "Canopy" however the students will never enjoy the benefits of looking out on to any tree canopy, but rather, at something akin to ugly Soviet-styled panel buildings, they may as well name the development "Little Leningrad". Jokes aside, suicide in Russia is a significant national social issue. In 2016 Russia ranked #1 in the world in the number of suicides among men, and 3rd in terms of the total indicator among both sexes. This is relevant to Australia inasmuch as Australia is currently equal 51st with Sweden on the list of Suicides per 100,000 people in 2016. This statistic gives no satisfaction as there are over 150 other countries with better rates than ours and when mental health problems are taking over as a national crisis in Australia, **it is time to step up and be the policy-makers, office-bearers and government representatives who make a real difference to protect the health and wellbeing of our school-aged children.** Research continues to prove, over and over, the importance of green space, forests and active recreational and sports activities in the mental health and wellbeing of all people.

The land behind the school is currently a temporary "carpark" (term is used loosely) owned by the proponent and presents an opportunity for the proponent to provide a positive recreational space for the school community, church communities, the Sydney Adventist Hospital (patients, visitors and staff), staff in surrounding offices and businesses and the local residential neighbourhood.

If this high-density residential neighbourhood is to go ahead where will the residents of the apartments enjoy active recreational space? Will they have to drive to a playing field? The passive recreational space in the bush and along Coops Creek is only suitable for walking.

The design of the built environment and neighbourhood amenity are in the hands of people who did not live locally, locals have little to no say because of this powerful proponent and their developer. The majority of the executive officers of the Australasian Conference Association Ltd (the Proponent) reside on the Central Coast or in the Hunter region, they merely commute to Wahroonga. This makes the community feel completely powerless about how their lives will be impacted. In particular, the congregations of Wahroonga Seventh-day Adventist Church and Fox Valley Adventist Community Church whose community programs, including youth and children's outdoor education activities, bring enormous benefits to the community as a whole. These two churches have a desire to continue being a safe place and a centre of positive influence for the local community and the Proponent has not considered what impact this residential development will have on their service to the neighbourhood.

The proposed underpass for students to access the basketball courts will not support the safety and wellbeing of small children. The Proponent, after objection from the school community about safety concerns for children crossing the proposed new residential road to access the playground, suggested an underpass. This presents a huge safety risk to students and teachers as underpasses are magnets for antisocial behaviour, graffiti, violence, public urination, etc. Not allowing

school students, as young as 4 years old, direct, free access to their playing field is dangerous and puts children and teachers at risk, no matter what controls they attempt to put in place. It also does not support students with anxiety or sensory processing disorders.

This development will cause major traffic and parking problems. Parents picking up and dropping off their children will be forced to line up in the school's underground carpark and snake out of the proposed new residential road, along Fox Valley Road in both directions. The car movement estimates provided by the developer I believe are underestimated, outdated and unrealistic.

In conclusion, there is an opportunity for the Proponent and their developer to rethink this project so that it allows for growth of the school, amenity and live-ability for the current residents of the area, active recreational space for the health and wellbeing of students, residents, staff and the two churches on the precinct.

Thank you for your time and consideration.

Sincerely,

NAME WITHHELD