

PRESENTATION to the NSW INDEPENDENT PLANNING COMMISSION
In response to the WAHROONGA ESTATE CONCEPT PLAN (MP 07_0166 MOD)
7th November, 2019

I have been a member of one or other church on this estate since 1957 apart from when I lived overseas.

At a business meeting 28th October, Fox Valley Community Centre Church Board, requested me to represent the views expressed during that and previous meetings. The membership of this congregation is 415 people and includes parents and grand-parents of children who attend the school.

We object to the increased height of the development, as outlined in Modification 8.

There are 6 main objections raised by the FV Community Church Board.

- **Increased Overshadowing** and its negative effects on the wellbeing of all present and future school students and staff.

- **Increased Overlooking** raises student safety issues in relation to this development being just a few metres distance from the school.

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 for genuine community consultation.

Our strong objection to the principle of over-development continues, and its **restrictions on the potential future development of the school.**

Section 4.3 raises concerns relating to **traffic and parking.**

The executive summary suggests there would be no increase in traffic because of the modifications to the development. We respectfully disagree. Traffic and parking difficulties *will increase* with the addition of around 200 senior students who are expected to join the school in the next two years, and many of these students will be drivers. These students will have nowhere to park other than in

nearby streets, multiplying an already recognized serious problem. Extra students will mean extra teaching staff.

At peak times, the increase in through-traffic traffic crawls. With the approved developments in Thornleigh the through traffic will only increase. This is a lived daily experience of parents of children who attend the school, and impacts hospital staff, as well as the wider resident local community.

Further assessment of the traffic load *is urged* at peak times and is at variance to the Department being satisfied that an “updated traffic study is not required.”

Parking inadequate. The Concept Plan has not addressed the parking needs of the Fox Valley Community Centre only the parking needs of the development.

Present parking at the Community Centre of 3 disabled spaces, and just 8 parking spaces is totally and utterly inadequate when the overall weekly use of the Community Centre is considered along with this concept plan.

The current weekly usage of Fox Community Centre includes over 22 different activities groups, and is the alternative venue for the San Carols in the event of rain, at which FVCC can accommodate around 5-600.

Presently some 250 – 300 people attend two church congregations that meet on Saturdays and Sundays. Fox Community Centre and Sovereign Grace congregations, park behind the school with between 90 – 110 cars on average. Overflow from the limited parking under the school, is also accommodated at the rear of the school where the development is placed in the concept plan.

There is a significant need for extra car parks.

Proximity and Noise

The close proximity of the development to the Community Centre, which is not sound-proofed, means that there may well be future ongoing noise problems for

both the development as well as the Community Centre Activities. Sound can be heard by residents of Elizabeth Lodge, and the Retirement Village in Normanhurst.

The MOD 8 concept plan fails to consider these issues.

Has the time arrived for the deletion of Blocks A, B, and C, from the concept plan or move these apartment blocks to another area on the estate? Such action would address the multiple objections of the surrounding communities.

In addition, and importantly, it would provide a close easily-accessible evacuation refuge at a **time of wild fire**, (given Climate Change effects). This could provide a refuge for the whole estate and the local residents within a 1 km radius during such an event.

The membership of Community Centre Church adds its 415 objecting voices to other groups that also object to this concept plan.

Ann Campbell
Nominated representative of the
Board of the Fox Valley Community Centre Church