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To: [IPCN Enquiries Mailbox](#)
Subject: Mod 8 Wahroonga Adventist Estate
Date: Friday, 30 October 2020 3:42:11 PM

To whom it may concern,

I wish to express my concerns about the Overdevelopment of the Wahroonga Adventist Estate and in particular my concerns re Precinct B, Blocks A, B and C.

I attended the Wahroonga Adventist School as a Child myself so I am very familiar with the area and its history with the Church and School in operation on the land for over 100 years. Now I have children that attend the school and I had such high hopes when I enrolled them that they would see out their Primary and High school education at the school. I sadly now have doubts on this. I hold concerns for their safety and the impact the close proximity of these units will have on their ability to learn once the construction is underway. Numerous families are removing their children from this lovely school because of this development and the impact it will have on the students and the wider Wahroonga Estate users as well and the local community.

I am disappointed that there have clearly been oversights and a failure to really make this site a functional and considered space. There is such a lack of consideration for the other users of Precinct B including the Churches and the School. I am in support of the removal of Block D near the Water Easement and would like to the Proponent/SPD and Greater Sydney conference come to an arrangement that would allow for more green space and sporting areas to be allocated to the School. With a cluster of youth and school student suicides on the north shore evident I think it is imperative that the IPC carefully consider the mental health and well being of students in their assessment of this application.

It has been made evident that Block C does not comply to the allocated Asset Protection Zone. There have clearly been oversights by assessors in noting that the VTML was used to calculate the APZ's rather than the E2 Environmental Conservation boundary. While it is too late to change existing constructions the IPC and State planning/Council should not allow a non-compliant application to be approved now base on this oversight. The ability for developers to simply feel they can just change the rules to suite their needs is not acceptable.

The 2019/2020 Black summer of Fires was an eye opener and there was a significant increase to the loss of property over this time. With close to 1000 submissions received by the inquiry I would hope that stricter guidelines are put in place to ensure that new construction is setback from recognised Bush Fire Zones such as that of the Wahroonga Adventist Estate and similar at risk sites. There have been numerous bodies including the PBP (RFS2020) recommending that future construction be set back further than what the current regulations stipulate. I hope the Government bodies and regulators make there required changes adopt and enforce these recommendations. If approved Blocks A,B,C and E will add hundreds of people to any evacuation situation and with other planned development on the Wahroonga Adventist Estate and in the surrounding streets the figures increase astronomically and would quite easy surpass 5000 people many of which would be very vulnerable.

I have concerns regarding the proximity to the school and the height, length and foot print of A,B,C and E and feel this is a significant breach of the local urban area and character. The buildings do not comply with the Kuring-gai DCP and should not be approved accordingly. I would hope that any additions such as air-conditioning units would not be visible from the school and would be located in the underground carpark. Many elements of the design seem to have been an afterthought that has only arisen after the outcry from the community. An example of this is how the children are expected to access their only grassed sporting space they have which is to be cut-off from the school. There is no bike track or area for the school to receive delivered or Park School Busses. Also, the reliance to "borrow" parking space from other parties on the grounds has also not been considered. When Fox Community SDA caters for hundreds of visitors on the weekend a measly handful of carparks is not sufficient. Similarly, the school does not have enough carparks to cater for a significant school event. Even just a Primary School event would not be possible with the limited number of car parking spaces allocated. In a well considered and all encompassing design these elements should have been thoughtfully included from the very early stages. Having to stagger their Lunch times, Recess times and Pick up and drop off times is less than ideal in suburban Sydney when the possibility for beautiful, functional play space connected to the school is at its doorstep. Having towering apartments with visual accessibility to classrooms from mere meters is less than ideal. Modification 5 is a vast improvement on design and the Amenity of this site.

Having volunteered for SMWS I also have concerns over the impacts to our wildlife and native Flora and fauna. The noise, light pollution and rubbish pollution from the increased foot traffic will be devastating to the protected Coops Creek environment. With numerous protected species including the Powerful owl and the Gang Gang in the area I am genuinely concerned that we will irreversibly impact the habitat in which they live. I would like to request that the IPC and State government ensure that there is significant funding allocated for the protection of this area by the proponent. I would like to see environmental consultants oversee elements such as narrow spectrum LED motion detection lighting and safety lighting, Flora plans and regeneration and maintenance of the bushland against the impacts that this site will suffer.

The significant increase to traffic once all approved developments in the area are functional will have a significant impact to Fox Valley Road and surrounding streets. We will see the first group of Year 12 sit their HSC next year and many of these students also drive and park their cars at the school. The Estate is not easily accessible by Public Transport and is not located within walking distance of a train line.

With more consideration to design, function, environment, scale and community the Wahroonga Estate has such potential and could be a beautiful addition to the community. I am not opposed to reasonable development and we understand the land owners needs for cash flow but this rushed and dysfunctional eyesore is not the solution.

I believe Blocks A,B and C should be removed from precinct B.

I unfortunately am out of time to raise the other concerns I have in order to submit before the cutoff but I hope the IPC not only acknowledges but acts on the concerns raised by the community on Mod 8 of the Wahroonga Adventist Estate.

I am appreciative of your time.

Regards

Nathan Fehlberg