

From: [REDACTED]
To: [IPCN Enquiries Mailbox](#)
Subject: Objection MP 07_0166 MOD 8 - Wahroonga Estate Concept Plan
Date: Thursday, 7 November 2019 11:10:26 PM

Dear Commissioner

I write as a parent whose child attends Wahroonga Adventist school. Unfortunately, not all of the parents who made submissions could attend the public meeting and explain how we have chosen the school for its merits, and how this development proposal adversely affects the school.

We all know that the strength of a country is made up by the communities within it. 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 school. We consider that the cumulative expansion of the residential elements is out of step with this, and will adversely impact on the developing school. This continued encroachment of residential scale weakens our support infrastructure, hinders our access to Fox Community Centre, and our churches.

Concept Plan MOD 8 increases the block heights and building scale and setback is closer to the school. This school is for young developing members of the community and there should be a focus on their health. Concern is raised in relation to children's access to sunlight and vitamin D even further. Wahroonga is known for its mould. Without sunlight, Wahroonga buildings have mould. The more mould you have, the greater the incidence of asthma and allergies, the more problems with children's overall health, mental health and anxiety. The children have no privacy and are boxed in by the development. Please consider that this Wahroonga Estate Development was intended to focus on the community portions of the site and this development impacts this because of the incremental scale increases.

We are seeing an ever-increasing number of children on the autism spectrum who are sensitive to loud noises and confined spaces. Their parents rely on the smaller community schools like Wahroonga Adventist 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 will disrupt their education and their ability to focus and learn. This concern is worsened by the closer setback and additional height, which could amplify noise with these so close.

This further encroaching residential development could impact on the health of our children in terms of light, scale, privacy, noise, complaints from residents and safety as we are concerned that they are not going to be able to easily access their playing field. They will be expected to use a tunnel under a private road managed by a body corporate, now watched by an even higher and closer residential building.

We all know that exercise and sunlight help to 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 <https://www.abc.net.au/news/health/2019-10-23/mental-health-concerns-increasingly-common-young-people/11628094>. Pushing residential scale closer to our school, facing and overlooking our kids and blocking natural light would implicate and further impact on the overall mental and physical well-being of the community. Concept Plan MOD 8 takes more sunlight and space from the schools, setting the next generation up for failure and weakening our community. Please remember to consider the impact of these cumulative changes to the residential parts in the context of the impact on the vast number of children who are accommodated within this valuable school.

We continue to be concerned about the direct overlooking from apartments. Children will have little privacy. Also, proposing to have more residents' 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 students to move about freely, will

prevent them from using the limited playing areas to move their bodies and just be children. We are concerned about the potential for issues between these interfacing uses, and the issues between residential and a school use worsening by this encroachment.

The proposed development is already too high. This 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. Council have also raised concerns about the height and form of the building, indicating it does not conform with the area appropriate controls. We request consideration as to this point, the point of the existing residents of Wahroonga and the parents and children of the school.

Please do not support the worsening scale impacts for our school for these reasons. We submit that these changes are detrimental to the school and should not be supported. It is proposed that deleting Block D means that the height and encroachment somehow don't matter. While we are happy about the deletion 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.

Kind regards

Jeanne van Warmelo

