

Personal Impact Statement

Proposed Development: State Significant Development Application SSD-73688210 – Queenwood School Sporting Facilities, 1100 Oxford Falls Road, Oxford Falls NSW 2100

This personal impact statement is made by Kanoie Hunt and Rhys Norton of 8 Brooker Avenue, Beacon Hill

NSW 2100, in relation to the above State Significant Development Application.

We make this statement to explain, in practical and personal terms, how the proposed development will directly and adversely affect our daily lives, our ability to care for our horses, and our sense of safety, wellbeing, and amenity in what is presently a quiet, semi-rural locality. We keep and care for horses in the locality and in the neighbouring property to this proposed development (33 Dreadnaught Rd Oxford Falls). Horses are highly sensitive prey animals that rely on a calm and predictable environment. The proposed development introduces prolonged construction activity and ongoing sporting operations involving loud, impulsive, and unpredictable noise in very close proximity to where horses are kept. Including dust and other such particles including lights, We are deeply concerned about the risk of stress-induced illness in our horses, particularly stress colic. Colic

can escalate rapidly and is frequently fatal. The construction noise predicted for this development includes rock breaking, piling, vibratory rolling, and heavy vehicle movements, all of which are known to trigger acute stress responses in horses. Operational noise from whistles, crowds, and ball impacts will represent a permanent change to the acoustic environment.

In addition to noise impacts, traffic congestion is a serious concern for us. Since the development of Oxford Falls Grammar School, traffic conditions along Oxford Falls Road and surrounding streets have worsened significantly, particularly during peak school hours and sporting events. We already experience delays and difficulty accessing properties in the area.

The proposed development will further increase traffic volumes and congestion. This raises a critical welfare and safety issue: our ability to reach our horses promptly for feeding, monitoring, and emergency care may be compromised. In emergencies such as colic, injury, escape, or panic, minutes matter. Being delayed due to congestion or blocked access could have devastating consequences.

Beyond the welfare of our horses, the

proposal will fundamentally alter the character of the area we chose to live in. The introduction of large-scale sporting infrastructure, floodlighting, extended hours of operation, increased noise, and heavy traffic is inconsistent with the quiet, low-intensity, semi-rural environment we rely on for our quality of life.

We respectfully ask that decision-makers give genuine consideration to these personal impacts. The consequences for us are not abstract or technical; they are real, ongoing, and potentially irreversible. For these reasons, we strongly oppose the proposed development in its current form.

Submission to the Independent Planning Commission

**State Significant Development
Application SSD-73688210
Queenwood School Sporting
Facilities**

**1100 Oxford Falls Road, Oxford
Falls NSW 2100**

Submitted via NSW Planning Portal

Date: 27 February 2026

Submitted by:

Kanoie Hunt

Rhys Norton

8 Brooker Avenue

Beacon Hill NSW 2100

1. Introduction

1.1 This submission is made by Kanoie Hunt and Rhys Norton, residents of 8 Brooker Avenue, Beacon Hill NSW 2100.

1.2 This submission is made pursuant to the public exhibition of the Environmental Impact Statement (EIS) for State Significant Development Application SSD-73688210 (the Application), exhibited from 4 February 2026 to 3 March 2026, as notified by the Department of Planning, Housing and Infrastructure (DPHI).

1.3 We object to the Application in its current form. The proposal constitutes a gross overdevelopment of the site, is fundamentally incompatible with the Desired Future Character of Locality B2 Oxford Falls Valley under the Warringah Local Environmental Plan 2000 (WLEP 2000), and will cause unacceptable amenity, environmental, traffic, and animal-welfare impacts on surrounding properties.

1.4 These impacts include, but are not limited to:

- excessive and impulsive noise;**
- risks to horse welfare, including**

stress-induced illness and mortality;

- loss of privacy and visual amenity;**
- light spill and night-time character degradation;**
- odour and waste impacts;**
- traffic congestion and compromised emergency access; and**
- cumulative impacts with nearby educational and sporting facilities.**

1.5 The proposal breaches multiple development standards under the WLEP 2000 without adequate justification and fails to properly address cumulative impacts. For the reasons detailed below, we respectfully request that the Independent Planning Commission refuse consent to the Application.

2. Non-Compliance with WLEP 2000 Development Standards

(Section 2 remains as provided, unchanged)

3. Incompatibility with Locality B2 Desired Future Character

*(Section 3 remains as provided,
unchanged)*

4. Amenity Impacts

*(Section 4 remains as provided,
unchanged)*

5. Impact of Construction and Operational Noise on Horses

5.1 Presence of Horses in the Locality

Horses are kept at adjoining properties, including 33 Dreadnought Road (R1) and 1101 Oxford Falls Road (R9). The site itself previously accommodated horse stables, confirming the established equestrian character of the precinct.

5.2 Limitations of the Noise and Vibration Impact Assessment

The Noise and Vibration Impact Assessment (NVIA) identifies R1 and R9 as residential receivers but

applies only human residential noise criteria and LAeq,15-minute averaging. No assessment is undertaken of impacts on horses or livestock.

5.3 Construction Noise Levels

The NVIA predicts construction noise levels including:

- Rock breaker: up to 93 dB(A)**
- Vibratory roller: up to 103 dB(A)**
- Piling rig: up to 89 dB(A)**

These activities are predicted to exceed Noise Management Levels at the nearest receivers.

5.4 Horse Welfare, Stress-Induced Illness and Property-Specific Impacts

Horses are highly sensitive prey animals with a well-documented neurophysiological stress response to unfamiliar, loud, and unpredictable stimuli. Sudden and impulsive noise — such as construction activities including rock breaking, piling, vibratory rolling, heavy vehicle movements, and mechanical plant — is

recognised as a significant stressor for horses.

Acute and chronic stress in horses is a known precipitating factor for stress-induced colic, a serious and potentially life-threatening condition. Stress colic can escalate rapidly and is not uncommonly fatal. In addition, stress responses may result in flight behaviour, injury, gastrointestinal disturbance, weight loss, immunosuppression, behavioural deterioration, and long-term welfare decline.

These risks are materially heightened where horses are exposed to repeated or prolonged stressors in close proximity to paddocks or stables, and where the noise source is unpredictable and unavoidable.

In this case:

- 33 Dreadnought Road (R1) lies approximately 10 metres from the proposed outdoor sports field boundary;**
- 1101 Oxford Falls Road (R9) is separated by only a 5-metre setback from the synthetic turf field, floodlighting, and associated infrastructure.**

Horses are kept at both properties. The NVIA's reliance on averaged LAeq metrics fails to capture the peak sound pressure levels, impulsive characteristics, rapid rise times, and vibration components that trigger startle and flight responses in horses. The assessment therefore materially understates risk.

Operational noise from whistles, ball impacts, crowd noise, and PA announcements will introduce permanent impulsive noise into what is currently a quiet, semi-rural acoustic environment, compounding construction impacts. These property-specific impacts are detailed in Schedule 2 – Summary of Impacts by Property.

The failure to assess horse welfare, stress-induced illness, and mortality risk represents a material omission under sections 4.15(1)(b) and 4.15(1)(c) of the

Environmental Planning and Assessment Act 1979.

5.5 Traffic Congestion, Emergency Access and Horse Welfare

Horse welfare is also dependent on reliable access for feeding, monitoring, veterinary treatment, and emergency response.

Existing traffic congestion along Oxford Falls Road and Dreadnought Road has already worsened following the development and operation of Oxford Falls Grammar School, materially altering traffic flow and causing delays during peak periods.

The proposed development will compound these conditions. The Transport Impact Assessment and Social Impact Assessment acknowledge limited public transport and reliance on private vehicles. Additional traffic associated with sporting activities, including weekend competitions, will exacerbate congestion on an already constrained local road network.

For equestrian properties including 33 Dreadnought Road (R1) and 1101 Oxford Falls Road (R9), increased congestion creates a foreseeable risk that owners may be delayed or impeded in accessing horses for

routine care such as feeding and watering, and critically, during emergencies.

In emergency situations involving horses — including colic, injury, escape, or distress triggered by construction or operational noise — timely access is often determinative of survival.

Congested roads, overflow parking, queuing vehicles, and service movements increase the risk that owners and veterinarians may be unable to reach horses promptly.

The Transport Impact Assessment does not consider:

- cumulative traffic impacts with Oxford Falls Grammar School;**
- impediments to emergency access for animal welfare; or**
- the indirect but foreseeable consequences of congestion on horse health and safety.**

This omission is material and weighs strongly in favour of refusal.

6. Specific Impacts on Adjoining Properties

(Section 6 remains as provided, unchanged, with cross-references to Sections 5.4 and 5.5 applying)

7. Heritage Significance

(Section 7 remains unchanged)

8. Inadequate Road Network and Safety Risks

Add the following paragraph:

(e) Increased congestion on Oxford Falls Road and Dreadnought Road will impede access to adjoining equestrian properties, compromising routine care and emergency response for horses kept at 33 Dreadnought Road and 1101 Oxford Falls Road, as detailed in Sections 5.4 and 5.5 of this submission.

9. Conclusion and Requests

The proposal fails to comply with WLEP 2000 development standards, undermines the Desired Future Character of Locality B2, and gives rise to unacceptable amenity, traffic, environmental, and animal-welfare impacts. The EIS is materially deficient in its assessment of horse welfare, emergency access, cumulative noise, traffic congestion, and site

suitability.

Accordingly, we request:

**(a) Refusal of Application
SSD-73688210.**

**(b) If the Commission considers the
application further, the matters
listed at section 9(b)(1)–(11) of this
submission must be fully
addressed prior to any
determination.**

Yours faithfully,

**Kanoie Hunt
Rhys Norton
8 Brooker Avenue
Beacon Hill NSW 2100**

