

232 Allambie Road
Allambie Heights
Australia NSW 2100

11 /12 / 2022

Re: Proposal for New Forest High School in Allambie Heights

To Whom it may concern

I am writing to provide objections and comments in relation to the State Significant Development Application.

My objections relate primarily to Student Safety, traffic and parking issues. We feel that the proposed development will dangerously affect student safety and increase traffic significantly on a road which is already a very busy road. This will also be made worse with the new Bunnings development nearby. In addition to this, Allambie road is the only thoroughfare through the suburb so already carries much of the areas traffic.

Since there are no parking options given for senior students and visitors to the school, they will be required to park on nearby residential streets. This will increase local traffic and clutter suburban streets.

Context for my submission

We live on Allambie Road, directly opposite the proposed site and have lived there for nearly 40 years. We have seen the area change in that time. The proposed school building will affect the entire area but mostly those that live directly within the school development area. I have worked in a

school context for most of my working life and as such am fully aware of how a school works both on paper and in practice.

Objections

Objection 1: Location of Bus Stops

The proposed location of three new bus stops on Allambie Road just before the bends is dangerous and will lead to accidents. Cars come up the road and enter a blind corner.

Solution: Relocate the bus stops to Aquatic Drive as was communicated at the August community sessions.

Objection 2. Widening of Footpath

Widening of the existing shared path adjacent to the school along Aquatic Drive and Allambie Road should not reduce width of Allambie Road.

Solution: The path widening must be achieved through cutting into the school site, and not by reducing the width of Allambie road.

Objection 3. Access to Aquatic Drive

It is essential for safety that there is easy access in and out of Aquatic drive.

Solution: Enable turn right at end of Aquatic drive onto Wakehurst Parkway, or build roundabout to enable easy and safe 360 turning.

Objection 4. Parking

The proposal to restrict parking on residential streets nearby to 2 hours will prevent students from parking there. It will however greatly inconvenience residents who have parked their cars there for decades. This therefore does not allow these residents or their visitors to park for longer than two hours. This is not acceptable. This will affect the weekends also, with sporting and other school activities.

Solution: Have 2 hour parking although provide 24/7 parking permits for households currently requiring them. Or to keep matters simple, allow 2 parking permits per household. The parking arrangement for Year 12 students at the Aquatic Centre needs to be agreed to, prior to opening of the school. Allow parking in school grounds after school and at weekends.

Objection 5. Noise

The proposal is deemed to not cause “Offensive Noise” to neighbouring residences, subject to the implementation of recommended noise control measures. The standard hours appear to be 6am to 7pm – these are too long. *School period bell system noise.*

Solution: Further details are required on the noise control measures, and how they will be enforced. This needs to be clear, with clear accountability and escalation points/people. The school runs on a silent period bell system.

Objection 6. Trees / Screens

The front setbacks along Aquatic Drive and Allambie Road allow for the retention of trees and planting of new trees to screen built elements and preserve existing views south and east down Allambie Road.

Solution: The landscaping needs to be significant. There need to be additional trees on the whole length of the Allambie Road to assist in noise reduction and to enhance the site. Facades of Allambie Road facing buildings to be unimposing and modest.

Objection 7. Appropriateness of New Site

The old site allowed for an average area of c.97 square metres per child.
The new site allows for an average area of c.30 square metres per child.
The roads near the proposed site are bottlenecked and dangerous.

Solution: Find a different site

Objection 8. Height of New School

The proposed maximum height of the new school, for every block, exceeds the maximum building height of 8.5 metres under the LEP - by as much as 4 metres for Block C.

Solution: Reduce maximum height to that allowed under the LEP. Apply other Allambie Building Principles – build to similar height. Maintain current building height near residences

Objection 9. Proximity of new school to Allambie Road

The proposed proximity of the new school to Allambie Road implies significant buildings being built closer to the road and residences.

Solution: Set buildings back from the road and apply other Allambie Building Principles and precedents established by other owners eg CPA. Maintain current building footprint near residences

The Relocation of the new school allows for significant benefits in Frenchs Forest; it is fair that proper plans and funding be provided to mitigate the significant outstanding issues in Allambie Heights – most notably student safety and traffic and parking issues. More can be done than what is currently proposed.

Thank you for taking into consideration these objections and comments. I look forward to hearing from you.

Yours faithfully

Mark & Lesley Bennett