

Submission - Proposed Senior Living Development – Masada College Oval

I am writing as a long-term resident of St Ives to submit a formal objection regarding the proposed senior living development on the Masada College oval. I have lived here for 57 years and have watched as the last three Aged Care Developments have happened within cooeee of each other, BUT no better infrastructure has been given to the area to make the traffic flow more smoothly.

The Developer's Scoping Plan indicates that a Traffic Impact Assessment (TIA) has been deferred "to a later stage." Given the scale of this project, it is impossible to assess the merits of this application in isolation from its transport impacts. A comprehensive TIA must be supplied and exhibited for public comment before any determination is made.

The application presents several critical deficiencies that must be addressed:

1. Traffic, Access, and Transport Distribution

- **Concentration of Residential Traffic:** The Link Road entrance appears to facilitate access only to the recreational building. Consequently, all vehicular traffic generated by the 126 Independent Living Units will be funnelled exclusively onto College Crescent, a minor residential street ill-equipped for this volume.
- **Network Congestion:** The development will cause an unquantified increase in traffic volumes and delays on surrounding feeder roads, specifically Stanley Street, Yarrabung Road, and Killeaton Street, in addition to Link Road.
- **Restricted Vehicular Access:** Northbound vehicles cannot execute a direct turn into the facility from Link Road. The application fails to address the impact of these vehicles obtaining access to Link Road entrance via minor residential streets upon those residential streets.
- **On-Site Parking Adequacy:** The application lacks evidence to prove that the proposed basement parking layout is sufficient to accommodate peak demand from residents, visitors, staff, and health practitioners without overflowing onto local streets.
- **Absence of Traffic Mitigation Infrastructure:** The proposal fails to identify or fund necessary intersection and pedestrian upgrades—such as traffic signals, roundabouts, or dedicated pedestrian crossings—required to manage the altered traffic flow safely.

2. Displacement of School Infrastructure

- **Loss of Student Set-Down Zone:** College Crescent currently functions as a safe student dropoff and pick-up zone for Masada College. The development completely displaces this infrastructure without identifying an alternative, safe, and legally compliant set-down zone for the school community.

3. Loss of Open Space and Environmental Amenity

- **Deficit in Educational Recreational Space:** The development is situated entirely over Masada College's active sports oval. The application remains silent on where students will be relocated to carry out mandatory physical education curricula and recreational activities.
- **Urban Heat Island Effect:** The grassed oval serves as a vital suburban "green lung" for St Ives. Replacing this extensive natural turf with non-porous concrete and asphalt structures will permanently remove the site's natural cooling capacity, driving up ambient temperatures for adjacent residential properties.