

220 Allambie Road
Allambie Heights
NSW 2100

13/12/ 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, as well as my own children's safety and privacy.

Context for my submission

I live opposite the new proposed site and I see how dangerous and Allambie Road is, particularly with the cars coming around the bend from top of Allambie Road. Coming out of Sunlea Place there is significantly wait time most days to get onto Allambie Road and I see people "dash" across the road in an extremely dangerous manner. Parking in the area is a significant issue with both Sunlea Place and Arnhem Road already full of cars from neighbouring businesses – this allows very little opportunity for residents to park their car near their homes. I also have a concern about the number of students at the school at the impact this will have on our privacy here at home and on my children's privacy.

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.

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

Objection 2. Pedestrian access gate on eastern side of school, on Allambie Road

The proposed plan indicates a pedestrian gate on the eastern school boundary on Allambie Road. This pedestrian gate will inevitably encourage parents to do an illegal quick drop-off, on both sides of that stretch of road. Using this location as a drop off will be particularly appealing to parents continuing their journey down Allambie Rd as there is no easy or quick way to turn around on Aquatic drive. This will not only cause traffic havoc in combination with bus stops and the entrance to Arnhem Road but will also be EXTREMELY DANGEROUS FOR STUDENTS AS WELL AS LOCAL CHILDREN TRYING TO GET ON BUSESTO GET TO THEIR OWN SCHOOLS.

Solution: Keep all pedestrian access gates to the north of the site OR at least, make it impossible for cars to stop and drop on that stretch of Allambie Road.

Objection 3 . Location of driveway directly opposite Arnhem Road.

The proposed plan locates a driveway directly opposite the northern intersection with Allambie Road. This is the worst possible location for such a driveway as it will make it even more difficult for drivers wanting to exit Arnhem Rd into Allambie Road. Drivers travelling south will be stopping on a blind corner to turn right into the driveway and this combined with other drivers stopping to turn left into the driveway and left or right into Arnhem Road at peak hour will create havoc and even further danger for pedestrians accessing the pedestrian gate on that same stretch of Allambie Road..

Solution: Move driveway further away from the Arnhem Road and Sunlea place intersection and make it “no right turn into driveway”.

Objection 4. Widening of Footpath

Widening of 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 the road.

Objection 5. 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 6. 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.

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 to be agreed prior to opening of the school. Allow parking in school grounds after school and at weekends.

Objection 7. 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.

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.

Objection 8. 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 9. 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 10. 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 11. 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

Objection 12. Parking "on-site" for sport/events on weekends and weeknights.

The proposed plan does not include parking for school or community events on weeknights or weekends leaving no suitable options for parents or community parking during these times. These are times at which the local residents (Arnhem Rd, Sunlea Place) will be parked in their own streets eliminating that as an option.

Solution: Open up school parking for sporting and community events at the school on weeknights and weekends

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
Lisbet Olsson-Veal