

70 Arnhem Rd
Allambie Heights 2100
5th December, 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 to student safety, traffic and parking issues and noise and disruption.

Context for my submission

I live in Arnhem Road and am concerned about parking and traffic volume and access to Allambie Road. My grandson who also lives here will attend the school and I am also concerned for his safety.

Objections

Objection 1: Location of bus stops

The proposed location of bus stops on Allambie Road on the blind corner of Allambie Road is very dangerous and will inevitably lead to accidents. There is no provision for crossing over Allambie Road.

Solution: Move the bus stops to Aquatic Drive as was originally suggested at community sessions.

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

The proposed plan shows a pedestrian gate on the eastern boundary of the school on Allambie Road. Parents will inevitably use this as a quick drop off for their children on both sides of the road to save them going down Aquatic Drive. Some children will then have to cross Allambie Road on that blind corner where traffic travels fast. I can imagine the resulting chaos with bus stops, fast traffic and student drop offs. As a teacher I am only too well aware of how difficult it is to prevent parents illegally dropping off their children as close to the school gates as possible. It is madness to let this happen and I well remember a child dying at Beacon Hill High School getting off a bus before the drop off system was changed. Do we have to wait for deaths to occur? This is an extremely dangerous and fool hardy proposal.

Solution: Keep all pedestrian access gates to the north of the site or make it impossible for cars to stop and drop off on Allambie Road.

Objection 3: Location of driveway directly opposite Arnhem Rd

The proposed plan locates a driveway directly opposite the northern intersection with Allambie Rd. This is the most dangerous location for such a driveway as it will make it even more difficult for drivers exiting Arnhem Rd into Allambie Rd. South travelling drivers will be stopping on a blind corner to right into the driveway and this, as well as drivers stopping to turn left into the driveway and left or right into Arnhem Rd, especially during peak hour and be an added danger for pedestrians accessing the pedestrian gate on the same stretch of Allambie Road.

Solution:

Block off the top entrance to Arnhem Road so all traffic has to use the entrance further down Allambie Road, or make it a 'no right turn into the driveway'.

Objection 4: Widening of footpath

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

Solution:

Create a wider path by accessing the school site, not the roadway.

Objection 5: Access to Aquatic Drive

It is essential for safety that there is easy access out of and into Aquatic Drive.

Solution: Make a right turn at the end of Aquatic Drive onto Wakehurst Parkway, or construct a turning circle or roundabout to enable u turns.

Objection 6: Parking

The proposal to restrict parking on residential streets to 2 hours to prevent students parking there is quite ridiculous it will prevent residents as well who have many cars and have parked on these previously quiet street for years. If even two 2 hour parking permits are given to residents it will not be enough as the families have children who have cars. The average household has 4 cars and two off street parking spaces.

Solution: Build the school somewhere else or don't move it. It's fine where it is. Not going to happen but students should be able to park on the school grounds. Residents should not be inconvenienced in this way for the sake of this stupid school being moved so that developers can further ruin the neighbourhood of Frenchs Forest. Why did they demolish Beacon Hill High School?

This decision should not be left until the school is opened and it is all too late.

Also parking should be allowed at the school at weekends and after school.

Objection 7: Noise

In this area we have already lived through the disruption, noise and pollution caused by the building of the hospital and Warringah Road extension. Also the noise from schools, bells ringing, loud speaker announcements and recess and lunchtime cacophony. The proposal to not cause 'Offensive Noise' between the hours of 6am and 7pm is hardly going to make that noise inoffensive. Not everyone is out during those hours.

Solution: So how is the noise going to be controlled? The school could do away with bells as many have. Teachers do have watches. Loud speaker systems should be banned as there is no need for them.

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 Rd. However trees are anathema to the Education Authorities as they are often dangerous so how sure can we be that trees will be kept, added to, maintained and cared for?

Solution: There needs to be a significant overall plan for landscaping and maintenance. Extra trees down the whole length of Allambie Road will assist in some noise reduction and improve the wretched site. Buildings facing Allambie Road need to be circumspect and unimposing, as should be all the rest.

Objection 9: Appropriateness of New Site

The old site allows 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 site are narrow, bendy, bottlenecked and dangerous.

Solution: Find a different site or leave it where it is. What a lot of tax payers money would be saved. Bring on the Independents. Roll on March.

Objection 10: Height of new school

The proposed height for every block of the new school exceeds the maximum building height of 8.5 metres under the LEP, by 4 metres for Block C and almost the same for the other blocks.

Solution: Reduce maximum height to the allowable LEP requirements. Apply the other Allambie Heights Building Principles to the school heights.

Objection 11: Proximity of new school to Allambie Road

The proposed situation of the new buildings being very close to Allambie Rd and the many residences located there.

Solution: Set buildings back from the road using the same rules that apply to other buildings in the area, ie the Allambie Building Principles established by other owners such as CPA.

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 weekends or on weeknights leaving no opportunity for parents or community members to park on school grounds during these times. Many events at a school occur outside school hours and it is ridiculous to not allow parking during these times. If they try to park in residential areas they will be out of luck. Other schools do not close their gates during these times and I fail to see why this one should. Does it at the current location?

Solution: Open up the school for parking during these times. It is a no brainer and stupid not to do so.

I can't say I want this school to go ahead in this location but what can't be cured must be endured but at least make it reasonable and safe and make proper provision for traffic, parking, student safety, residents' concerns and the well being of the whole community. More can be done than currently proposed.

I hope you take into account these objections and comments and I hope you will bother to reply and address this concerns.

Mary and David Billing
70 Arnhem Rd
Allambie Heights 2100