

220 Allambie Road  
Allambie Heights  
NSW, 2100

14 /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.

**Context for my submission**

I live opposite where the new school will be built. I feel the traffic that travels on this upper section of Allambie Road is already dangerous and adding a further 1500 students on bikes, bus's, pedestrians and drop offs to the traffic mix two times a day is a recipe for disaster. The blind bend at the top of the road which is also cambered the wrong way already has a constant threat of danger as cars fly around the corner. I am sure that the large influx of traffic from both the school and the soon to be completed Bunnings Hardware will surely risk the safety of many of the students running across the road. As that part of the road travels east and west, this will mean the cars travelling around that corner in the morning will be directly facing the morning sun adding to the danger. There is nowhere on that bend a crossing could safely be constructed due to the blind nature of the bend. As there is no planned parking for students in the school the residential streets opposite to the east, Arnhem Road and Sunlea Place will surely be the new school parking lot. To think the students will walk west or south 200+ meters to the nearest crossing is unreasonable in my opinion.

**Objections**

**Objection 1: Location of Bus Stops**

The proposed location of three new bus stops on Allambie Road just before the bend is dangerous and will lead to accidents. Especially if the bus stop is on the opposite side to the school.

*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.

*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: Omit the driveway for the safety of all.*

### **Objection 4. Widening of Footpath**

Widening of the existing shared path adjacent to the school along Aquatic Drive and Allambie Road should not reduce the 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: Construct the teachers park under the basket ball court as a double level park so students have a dedicated parking area. This will keep them off the roads as pedestrians.*

*Second option;*

*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

David Veal