

*Ms Samantha Bell
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31 March 2025

The Hon. Paul Scully
NSW Minister for Planning and Public Spaces
Shop G2, 51 Crown Street
WOLLONGONG NSW 2500
Via <https://majorprojects.planningportal.nsw.gov.au/>

Cc: Mr Alister Henskens, SC MP
Member for Wahroonga, Shadow Attorney General
wahroonga@parliament.nsw.gov.au

The Hon. Mr Scott Farlow, MLC
Shadow Minister for Planning and Public Spaces, Shadow Minister for the Hunter, Shadow
Minister for Housing, and Shadow Minister for Cities
scott.farlow@parliament.nsw.gov.au

The Hon. Paul Fletcher, MP
Federal Member for Bradfield
Paul.Fletcher.MP@aph.gov.au

Dear Mr Scully,

SSD-73603959: UPA Wahroonga Seniors Housing – provision of objections

I write in relation to State Significant Development Application (SSD-73603959) submitted for exhibition between 4 March 2025 to 31 March 2025, and the subsequent concerns I have resulting from the same.

I have been a Lot Owner within the 1-3 Munderah Street development for 14 years and have witnessed many changes to the community of Wahroonga and its surrounds as it has grown and evolved from when I was a student at Loreto Normanhurst. The United Protestant Association of NSW Limited (UPA) Aged Care facility has always held a presence in the fabric of this community, and allowed the transition of families into onward care for people whose lives have been centralised on the Upper North Shore.

In principle I support the continuation of UPA remaining within Wahroonga and improving its facilities, however there are a number of aspects I have genuine concerns and disagreements about that directly impact the wider community, which I feel are shortsighted and oriented toward faster financial gain for UPA than thorough preparedness and consideration about the long-term effect it will have on surrounding residents, schools and traffic conditions. I outline my objections and concerns below.

Objections

1. Proposed construction site access and Traffic Guidance Scheme

I strongly object to the proposed Traffic Guidance Scheme and subsequent construction site access currently outlined in *Appendix RR - Preliminary Construction Traffic and Pedestrian Management Plan* submitted by Traffix dated October 2024.

Munderah Street is a local residential street situated between the Pacific Highway and Ada Avenue. It is heavily utilised by its residents and the staff and students and visitors of both Abbotsleigh and Knox Grammar Schools during the weekdays and weekends.

The roadway itself is consistently parked out on each side with both residential and school vehicles, often with individuals illegally parking due to the lack of available space. In addition, the flow of traffic on Munderah Street is often reduced to one lane during peak times of school pick up and drop off, weekend sports, school events and general commuter peak times where vehicles are forced to slow their speed or pull into a driveway space to allow an oncoming vehicle to pass.

Beyond this, I am further concerned for the safety of pedestrians moving along and around Munderah Street with confidence; particularly with the proposed holding of trucks on Munderah Street before entry to site. As mentioned above the street in question has at best a one lane capacity, even less with heavy vehicle movement; however, no consideration of the impact or traffic studies appears to have been conducted specific to Munderah Street despite its relationship to the T-intersection of Ada Avenue.

Everyday there is consistent pedestrian movement of residents, students and school employees who move through Munderah Street to the Pacific Highway and Ada Avenue. Knox Grammar utilise Munderah Street heavily as they move students between their school and The Glade for sports training. Out of area school visitors heavily rely on Munderah Street when bringing their children to Knox and Abbotsleigh for interschool competitions and use of school facilities; and residents move through the street for exercise and access to public transport and Wahroonga Village.

I do not feel that sufficient studies have been carried out on the impact that this development and construction will have on local residents or the surrounding residential streets. Both Munderah Street and Ada Avenue struggle to cope with the existing traffic they carry and it is shortsighted to believe that the use of residential streets is a viable or well considered option, especially within such close vicinity of two major schools. The submitted studies have been carried out only during weekdays and do not take into account the extreme impact construction will have on weekend traffic.

I propose that a temporary slip road be built at the existing entry driveway of Lot 3 DP339734 similar to that of the development located at 1454 Pacific Highway, Turramurra (<https://maps.app.goo.gl/KhUsw51tddgCkY84A>). This slip road would provide both an entry and exit point for trucks onto the Pacific Highway and would not impact the recently completed road works that extended the Pacific Highway to three (3) lanes through to the M1. It would also remove truck congestion off Ada Avenue mitigating logistical issues directly unfairly impacting local residents and schools.

2. Construction hours

I object to the proposed construction hours outlined in *Section 1.4 Construction Hours of Appendix QQ - Construction Management Plan* provided by RJA Projects. Specifically it is requested that the proposed construction hours on Saturday's to be revised **FROM** 7:00am to 3:30pm **TO** 8:00am to 3:30pm allowing local residents some respite from noise and disruption on weekends.

3. Solar Impact

I have objections in relation to the solar impact that proposed New Buildings 4, 5 & 6 (**New Buildings**), as described in *Appendix B – Architectural Plans: Sheet Numbers DA6604 Revision C to DA6606 Revision C and Sheet Numbers DA6603 Revision C to DA66012 Revision C* submitted by AJC Architects, will have on the existing residences of 1-3 Munderah Street; particularly the buildings where Units 15-28 and Units 29-42 are located.

The height and positioning of the proposed New Buildings particularly in the Autumn/Winter months (approx. 50% of the year) is projected to cause excessive shadowing across the Munderah Street units, obstructing sunlight, creating solar heat restrictions thus increasing heating costs in the coldest months of the year to residents and impacting the overall solar availability to the units in question.

The in situ Munderah Street buildings are not currently impacted by solar restrictions from 1610, 1614-1634 Pacific Highway or 5 Munderah Street, Wahroonga, other than by existing vegetation which is penetrable by solar light. The installation of the proposed New Buildings will in no way benefit or improve solar access to the residential buildings of 1-3 Munderah Street.

It is requested that the height of the proposed New Buildings be reduced by one (1) level, and the location of New Building 4 be moved so it is no longer built on the boundary with 1-3 Munderah Street. These actions will allow increased solar availability to existing neighbouring buildings without impacting or restricting vital solar access.

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I appreciate that Australia has a growing aging population and there is an increasing need to prepare and cater for this population in the form of appropriate accommodation. What I don't agree with is the redevelopment of existing facilities to squeeze as much out of a parcel of land to the detriment of the local community it negatively impacts. The significant increase in traffic congestion will create unsafe conditions, particularly for children attending nearby schools, and place undue strain on already limited infrastructure. This proposal disregards the quality of life for the community, and the consequences of such an undertaking will undoubtedly have long-term detrimental effects on residents' safety, well-being, and access to essential services. We strongly urge that this redevelopment plan be rejected or, at the very least, significantly altered to mitigate these risks. The community's needs must be prioritized, and it is essential that any development preserves the integrity of the local environment and ensures the safety and livability of the area for current and future residents.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'S Bell', with a stylized, cursive script.

Samantha Bell
Lot Owner 1-3 Munderah Street