



Office of
Environment
& Heritage

:
Our reference: DOC14/273173
Contact: Rachel Lonie 9995 6837

Ben Lusher
A/Director, Industry and Key Sites
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Peter McManus

Dear Mr Lusher

Reference is made to your correspondence to the Office of Environment and Heritage (OEH) dated 31 October 2014, regarding the public exhibition of the Wahroonga Adventist School, Wahroonga (SSD 5535).

Comments are provided in Attachment 1.

Should you have any queries in regard to this correspondence please contact Senior Operations Officer Rachel Lonie on 9995 6837 or by email at rachel.lonie@environment.nsw.gov.au.

Yours sincerely

S. Harrison 05/12/14

SUSAN HARRISON
Senior Team Leader Planning
Greater Sydney
Regional Operations

ATTACHMENT 1

Office of Environment and Heritage comment on Wahroonga Adventist School, Wahroonga (SSD 5535).

The Concept Plan approval provided an E2 Environmental Conservation zoning for the Sydney Turpentine Ironbark Forest (STIF) along the northern boundary of the school site. The proposal for a playing field to be located in very close proximity to the E2 zoned land raises some concerns for OEH. These are the proximity of the playing field to the E2 boundary, the lack of stormwater treatment prior to discharge into the E2 area and the proposed lighting for the playing field.

The Stage 3 - Playing Field and PE Courts is proposed to be located on the new site boundary to the E2 land with the retaining wall actually on the site boundary at its easternmost and westernmost ends. The playing field will require a retaining wall almost 3 metres above natural ground level.

OEH considers a setback for the playing field and PE courts to the E2 zoned land is required, and suggests this be a minimum of 3 metres. This would ensure that development impacts are entirely outside the E2 zoned land and that an adequate maintenance edge can be provided to the bushland area. In addition, there should be no use of machinery or stockpiling of materials within the E2 zoned area.

Although dispersion trenches are proposed to spread stormwater across the site in three locations below the playing field and PE courts there is no proposed treatment for the stormwater which will be nutrient loaded as a result of runoff from the turfed playing field, PEH courts and other upslope developments. This nutrient load will be delivered to the downslope Sydney Turpentine Ironbark Forest (STIF) and Coups Creek which runs into Lane Cove National Park. OEH considers that any waters discharging into these areas should have nutrient treatment prior to discharge.

OEH also considers that there is the potential for light spill to impact on the adjoining E2 zoned land. Lighting design for the playing field and PE courts should be carefully designed to prevent light spill into the adjoining bushland area.